

# Golden Lane Estate Projects

## JANUARY 2016 UPDATE

This is a monthly update to keep residents informed about the progress of major works on the estate. Full details on each project will be provided as information is available – this is simply meant as a snapshot of where we are each month.

### Great Arthur House

The contract with Keepmoat started on 11 January and they are now on site. There is a great deal of preparation work to be done, but scaffolding is now going up. As residents know, the windows are bespoke and are now being manufactured. Keepmoat are currently delivering information packs to each household in Great Arthur House.

Keepmoat have also now discussed emergency access with the Fire Service. It has been agreed that the existing access routes for fire vehicles will be retained and so there will be no changes.

If you wish to contact Keepmoat, you may speak to Rachel Gladwin (Resident Liaison Officer) on **07827 233080** or Wayne Salter (Site Manager) on **07792 318885**. Please also note that Wayne's number may also be used in emergencies. Other queries should be directed to Lochlan MacDonald at **lochlan.macdonald@cityoflondon.gov.uk** or on **020 7332 3939**.

### Community Centre

Thank you to everyone who contributed to the recent resident-led consultation on the community centre. This has been passed to us and includes some very helpful ideas and suggestions. As explained in December's update, we are currently in discussion with elected Members about the centre and hope to be able to update residents shortly.

For now, the Estate Team are looking after bookings until a more permanent arrangement is made.

### Windows

Property Services are continuing to review the report from Pellings, the company which carried out the survey. No urgent issues have been identified. We will be writing to residents with the findings as soon as we can and will then be seeking Planning and Listed Building advice so that we can draw up a specification for tender.

### Contact Details

E: [goldenlane@cityoflondon.gov.uk](mailto:goldenlane@cityoflondon.gov.uk)

T: 020 7253 2556



## **Under-fives Playground**

Following the estate-wide consultation on the design for the playground, the design was amended to reflect comments received. The main changes are an increase of the proposed greenery and a wider space for scooters/prams. Planning permission has been applied for and we are now in the process of finalising the structural drawings. We plan to start the project works by raising the foundations of the playground towards the end of March.

We are planning residents' workshops in February and March to work on the planting design with the Golden Lane Baggers and the concept for the mural to go on the internal face of the elliptic wall. If you would like to be involved in any of these workshops, please contact the project manager Leila on [leila.ben-hassel@cityoflondon.gov.uk](mailto:leila.ben-hassel@cityoflondon.gov.uk).

## **Redecorations**

We hope to receive approval this month to go out to tender for a contractor to carry out the redecoration work on the estate. This work, which is expected to start late this summer, will focus on internal and external communal areas (lobbies, stairwells, walkways). Further work will be timed to take place after the window replacement programme is complete.

## **Concrete Testing**

The testing of the concrete and structure of the estate is about to start. Keepmoat, the company doing the work on Great Arthur House, has also won the contract for this. Residents should have received letters telling them more about the contractor and the schedule for the work. The testing will take 3-4 months and we will then be able to draw up a programme of repair work, which will include the replacement of the tiles to Stanley Cohen House.

## **Door Entry Systems**

AJS Ltd have been appointed to renew the door entry systems at Great Arthur House, Cullum Welch House, Stanley Cohen House, Hatfield House, Cuthbert Harrowing House and Crescent House. Work will start in the late Spring and residents will receive more details in due course.

## **Lifts**

Guideline Lift Services have been appointed to carry out lift refurbishments on three estates, including Golden Lane. Work on the Golden Lane lifts is expected to start in December 2016.

### **Decent Homes Programme**

We are in the process of carrying out surveys in tenants' flats to identify work needed to kitchens and bathrooms. Once we have the results we will need to start the process to specific and tender the work. Subject to approvals, this work will then take place in the financial year 2017-18.

### **Heating, Podium & CCTV**

There is nothing at present to add to December's updates on these matters but we may have more information by next month.

**In the near future we plan to send this monthly update out by e-mail and have paper copies available in the Estate Office for people who need them. Please make sure the Estate Office has e-mail address so that you continue to receive the update direct. Thank you.**