

**GOLDEN LANE ESTATE
GREAT ARTHUR HOUSE
Curtain Wall and Window
Replacement Project
RESIDENTS' UPDATE
December 2016**



Previously

Further to our previous newsletters and letter of September 2016, I would like to give residents an update on the project.

The Current Situation.

- Works to the western elevation have been continuing and most of the new curtain wall and windows panels are now in place, but require final fixing and sealing. These works are expected to be completed by the time site shuts down for Christmas (see below for more information on this).
- Most balcony doors have also now been replaced on the western elevation and have to be finished and permanently secured.
- Concrete repairs and preparation for redecoration have also been ongoing throughout the block.
- Works to pergola on the roof will start in early January.

Temporary Walls

All residents will shortly be contacted by Keepmoat with more details about the removal of the temporary walls (western flats) and the installation of these into the eastern elevation flats. The existing temporary walls are to be reused and will be moved across on the dates Keepmoat arrange with individual residents. Necessary minor making good and redecoration of the panels will be carried out once they are transferred.

These works are to start in the week commencing 9 January 2017 and are expected to be completed by early February. It is crucial that residents provide access

when required in order that works are not held up. If you have any problems or issues regarding this aspect of the works, you are advised to speak to the Resident Liaison Officer as a matter of urgency.

For residents on the western elevation, please note that access will be required for several days to carry out the necessary making good around the new window. This will take longer than originally expected as the extra works necessary to ensure the correct installation of the curtain wall system means more making good works. These require particular sequencing and co-ordination of trades, so access on up to six days may well be required.

The making good works will ensure that the walls and ceiling around the new curtain wall, and the window sills are redecorated to a base coat level. This will then leave the final redecoration of these areas up to individual residents to arrange themselves, so that these can be matched to the existing décor. The making good around the windows does NOT mean a complete redecoration of affected rooms.

Gable End Windows

The new type of window that is to be installed in all gable end flats has been fitted into one unoccupied flat, so that any issues could be addressed before starting on the wholesale replacement throughout the block. The window apertures needs a lot of preparatory works after the existing window is removed before the new one may be fitted. There is also more making good on the internal side than was originally envisaged.

Please continue overleaf/....

Once the window is removed and the aperture is temporarily boarded, a lot of the preparatory works and the new window installation will be done from the outside. However, access will be required into the affected flats to carry out the necessary making good following installation. Overall, each window will take about 5 to 6 days in total to complete. Access will be needed at the beginning and towards the end of this period. More details will follow regarding this to the gable ends residents.

Access to Flats – A Reminder

As noted above, Keepmoat will require access to all flats in the near future. Residents have been really helpful in allowing access already and please continue to work with Keepmoat and provide access when required. This will help to speed up works and to get the project completed.

Pilot Flat

Keepmoat are close to completing all works in an unoccupied flat at Great Arthur. When this is ready, we will be holding an open event so that residents may visit the property. This will allow residents to see the completed works and in particular:

- The interior of the new curtain wall and window;
- The new gable end window;
- The extent of making good works that will be undertaken.

We are hoping that the pilot flat may be ready for residents to view by the afternoon and evening of Tuesday 20 December 2016, but this is subject to confirmation. When I am sure of a date that we will be able to open the flat up to residents, I'll write to you again.

Resident Liaison Officer

You may already be aware that Rachel Gladwin, the current Resident Liaison Officer, will be leaving her role in the New Year. Chrissy Coulson, who has been on site with Rachel for the past few weeks, will be taking over straight after the Christmas break. The site office number remains the same but the new contact details for Chrissy are :

Mobile: 0750 0226 940.

Email: Christine.coulson@keepmoat.com

I am sure that residents would like me to pass on thanks to Rachel for all her hard work and wish her the best for the future.

Children's Christmas Party

Keepmoat are holding a Children's Christmas Party at the Golden Lane Community Centre. This will be between 3.30 to 5.30 on Tuesday 20 December 2016, and parents are invited to bring their children along for fun, games and refreshments. Please see posters or contact the site office for more details.

Site Shut Down

The site will close for the Christmas period at 12.00 noon on Wednesday 21 December 2016. It will reopen on Tuesday 3 January 2017. If there are any emergencies during the shut down period, please call 07795 318885.

The City are really grateful for your cooperation and patience during these works and I would like to thank you for this. Major works such as these are necessary but can cause disturbance and inconvenience, but the cooperation of residents is much appreciated and valued.

If you have any queries about the project, please do not hesitate to contact me.

Finally, I would like to wish all residents the compliments of the season, and best wishes for 2017.

Lochlan MacDonald

Asset Programme Manager

City of London

Dept. of Community & Children's Services

3 Lauderdale Place ,

London, EC2Y 8EN

Telephone: 020 7332 3939/07785 723501

Email

lochlan.macdonald@cityoflondon.gov.uk