

Golden Lane Estate Projects

MAY 2017 UPDATE

CURRENT PROJECTS

Great Arthur House

All temporary walls have now been installed on the Eastern side of the building and the existing cladding has all been removed. The installation of the new curtain walling has started and is progressing well.

Heating

The installation of new boilers is underway and resident feedback on the project has, so far, been very positive. The programme is expected to be almost complete by the end of July.

Lifts Refurbishment

Work is going well at Basterfield House and Hatfield House and there have been no major problems to date.

Domestic Electrical Systems

Contractors Openview are currently working in tenants' flats to test electrical installations and install hard-wired smoke alarms.

PLANNED PROJECTS

Under-fives Playground

We are delighted to say that the final approval for the project has now been signed off and Ground Control have been appointed to do the refurbishment, supported by muf, the project's architects. Work will start on site on 12 June and letters will be sent to residents before that, outlining the programme of work. The manufacture of parts for the scheme will start next week.

Thank you to the residents who attended the initial design workshops for the new mural on 12 May. There was general approval for the original mural design and its bright colours, and a view that the new design should echo this. Residents felt that the new design should be an abstract design, with bold colours echoing the existing estate palate, and must be a high quality finish, durable and easy to maintain. Detailed feedback will be sent to residents shortly. In the next month, officers will collate the feedback received to create a mural design brief and will investigate various options for artist participation as suggested by some residents.

For any further information, please contact the Project Manager, Leila Ben-Hassel on leila.ben-hassel@cityoflondon.gov.uk.

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Community Centre

Tenders for the refurbishment work are expected back from prospective contractors in mid-June and will be evaluated so that an appointment can be made as soon as possible. The work will now start slightly later than planned, in September, and will be finished in March 2018.

GLERA have been awarded a grant of £9,670 by the City to look at the feasibility of the centre being run by residents or an organisation other than the City.

Concrete Testing & Repairs (including Cullum Welch House)

Statutory pre-tender consultation with leaseholders is now complete and the specification is being finalised so that the repairs work can be tendered. Work is expected to start on the wider estate this Autumn and on Cullum Welch House in early 2018.

Windows Replacement Programme

No further update since last month.

Internal & External Redecorations

The final consultation with leaseholders about the appointment of the contractor will shortly take place. In the meantime, we are discussing plans for scheduling the work needed with our preferred contractor so that work can start as soon as possible.

Water System Works

The tender process has been extended so that the schedule of work needed can be reviewed. We hope to receive all tenders next month.

Gullies and Drainage

Further clarifications are required on the condition surveys and a meeting will be held with the consultant this month. After these queries have been resolved, we will be seeking to present options to our Committee later this summer.

Estate Lighting, Signage and Access

Thank you to residents who attended the drop-in session to gather views about various public realm improvements in the Golden Lane area, including improving lighting in semi-public areas of the estate and adjacent streets, looking at signage and at enhancing the step-free route.

There was a consensus that lighting should be looked at holistically across private/semi-private and city walkway areas and that we should aim to reinstate as best as possible the original estate design intent, whilst enhancing the feeling of safety when walking through the estate at night.

Officers will collate all feedback received and work on the following next steps in the next month:

- Set-up residents reference group – officers will work with a group of residents to develop concept options to be consulted on by the wider estate community. It will involve up to one meeting a month. If you did not attend the drop-in session and would like to be part of the residents reference group, please contact the project manager on: **leila.Ben-Hassel@cityoflondon.gov.uk**;

- Draft lighting design brief for concept designs and investigate appropriate lighting design firms;
- Continue the research into original estate lighting (architecture drawings, old pictures).

City of London Primary Academy, Islington (COLPAI)

For the latest news on the COLPAI project, please go to the website:

www.colpai-project.co.uk, where you can find out about the consultation and the progress of plans.

*This update is sent to residents by email and posted on Facebook each month. We deliver paper copies to residents we know to be housebound, and we are happy to print them out on demand in the Estate Office. If you would like it to be emailed direct to you, please send your email address to: **goldenlane@cityoflondon.gov.uk**.*