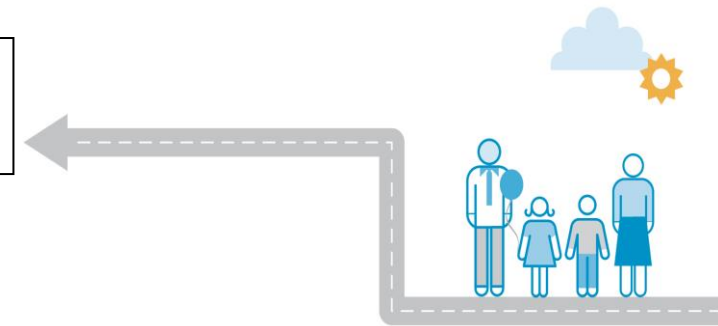




Golden Lane Estate 5 Year Programme



This is the programme of work that will take place on your estate over the next five years. It has been reviewed and updated to make sure that it is realistic. The City have given as much detail as they can at this stage, but will use the monthly Major Projects Update to confirm dates as these become available.

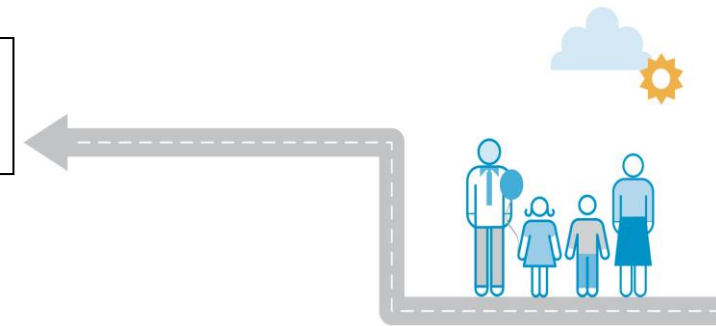
The City understand that leaseholders need to know the costs involved and will write to individual households with these as soon as they have them.

If you have any questions about any of these projects, please phone the info line on 0207 332 1141

PROJECT	WORK INVOLVED	ESTIMATED START DATE	ESTIMATED FINISH DATE	CURRENT STATUS/COMMENTS
Decent Homes Programme	Modernising kitchens and bathrooms - City of London tenanted flats only.	Summer 2018	Autumn 2018	A contractor has been appointed and will be booking in surveys following a 'Meet the Contractor Event' booked for 27 th February, Sir Ralph Perring Centre, 5-7pm. Details of this event will be circulated to residents.



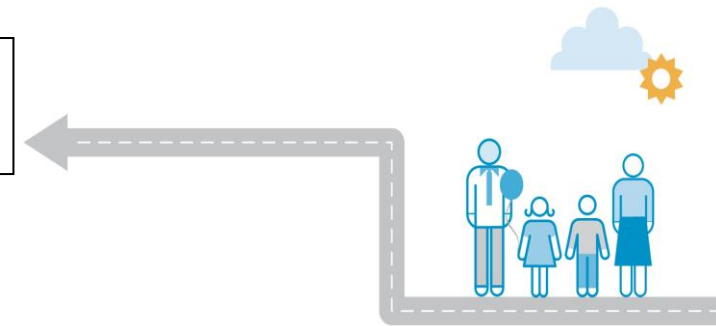
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Great Arthur House Windows and Cladding	New windows and external cladding.	Commenced	Summer 2018	<p>Residents were surveyed regarding internal finishes, the results of these have been passed to Keepmoat to enable programming of works. Keepmoat will contact residents directly.</p> <p>Keepmoat will be progressing with the replacement/ installation of balcony doors and works to complete the east elevation and remaining gable end windows. No precise completion date is available but now expected to be during summer 2018.</p>
Lift Refurbishment	Lift refurbishment for Great Arthur House, Bowater House, Basterfield House, Cullum Welch House & Hatfield House.	Commenced	April 2018	<p>Lifts have been fully refurbished and returned to service in Great Arthur House, Bayer House, Basterfield House and Hatfield House. Works are ongoing at Cullum Welch House, final works on the programme for Bowater House have commenced. Please contact your estate office should you have any concerns regarding accessing your flats whilst the works are carried out.</p>



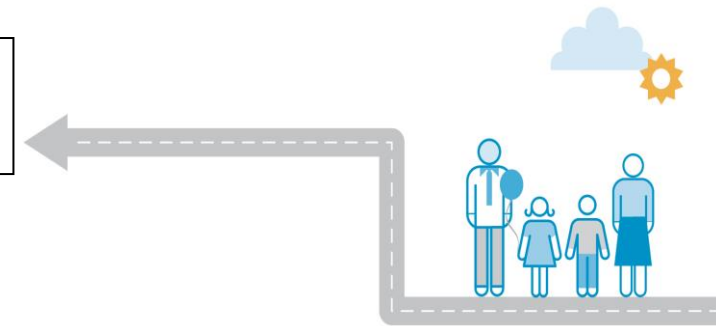
Golden Lane Estate 5 Year Programme



Concrete Testing & Repair	The structure and concrete on the estate has been tested to see what repairs are required. A repair contract for the residential blocks (excluding Cullum Welch) and the Estates car park will be drawn up for the identified repairs.	March 2018	Winter 2018	Tendering for a repair contractor is complete and post-tender consultation with leaseholders has now closed. It is intended to appoint Keepmoat to complete the concrete repair work in conjunction to similar works to the Middlesex Street Estate. Once the appointment is confirmed a programme of works will be drawn up and communicated to residents.
Concrete Repair to Cullum Welch House	Replacing concrete balustrades on the north side, repairs to concrete planters and potholders on the south side, and patch repairs to the external stairwell, exposed beams and slab ends.	March 2018	Early 2019	Post tender leaseholder consultation is now complete and the City are about to appoint a contractor to carry out the repair works to the estate.
Heating - City of London tenanted flats only	New heating systems to City of London tenanted flats in Basterfield, Bayer, Bowater, Cuthbert Harrowing, Great Arthur, Hatfield and Stanley Cohen.	April 2017	May 2018	Sixty four boilers have now been installed across the estate. Approximately forty boilers are on hold due to on-going works at Great Arthur House
Heating Replacement: Crescent House & Cullum Welch House	New heating systems to City of London tenanted flats in Crescent House & Cullum Welch House	To be confirmed	To be confirmed	Other options are still being explored for Cullum Welch House and Crescent House. The City are looking at systems that will be compliant with both planning guidance and legislation . This is taking longer than previously anticipated.



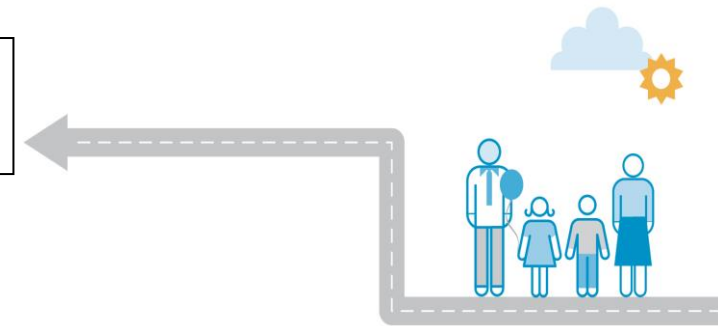
Golden Lane Estate 5 Year Programme



Internal and External Redecorations	A phased programme of works covering redecorations of external and internal common parts across multiple estates. The work is expected to last 3 years and Estates will be prioritised based on current condition of redecorations.	April 2018	May 2021	Leaseholder consultation for wider estates has taken longer than anticipated due to ongoing enquiries. The authority to start work has now been granted, contract awarded, and final stage Leaseholder consultation letters are ready to go out. These are now expected to complete February 2018 and we anticipate that works will start from April 2018.
Water Systems Works	A programme of work to check and make any necessary repairs or upgrades to hot and cold water storage tanks and pipework in communal areas, tenanted flats and estate offices.	May 2018	Spring 2022	<p>There has been some slippage with the tender assessments following the need to verify outstanding financial information, submitted as part of the tender process. The assessments are now expected to complete January 2018.</p> <p>On reviewing the information received, it is possible the City may have to re-tender. With this in mind, expected start date may be subject to change, dependent upon the selection of a successful Contractor.</p>
Window Replacement	Replacement of windows throughout the Estates (excluding Freehold properties). This is part of a phased programme of works across multiple estates.	2020/21 – as a separate project for Golden Lane Estate	2024/25	Final approval of the Gateway reports was granted at Court of Common Council in December 2017. Due to the listed status of the Estate, Golden Lane will still be within the program but is being set up as a separate project. The City are working with consultant Architects finalising detailed Employer's Requirements in readiness to go out to tender for the services of a Design Team.



Golden Lane Estate 5 Year Programme



Estate Redecorations (linked to window replacement programme)	A phased programme of works (linked to the Window Replacement programme) covering redecorations of external and internal common parts across the estate.	2020/21 - to directly follow the window replacement programme.	2024/25	The redecorations elements will follow on directly from the windows programme, which will be a phased programme across multiple estates. Once we have a clearer indication of the programme dates for the windows we will be able to give clearer indication as to when the redecorations works are likely to start.
CCTV Installation	A CCTV system for the estate to deter anti-social behaviour and improve security on our estates.	To be confirmed	To be confirmed	The CCTV Pilot Project has been completed on another estate. Priorities for works to other estates are now being examined and residents will be advised further in due course.
Gullies and Drainage	A thorough inspection of gutters, downpipes, drains etc across the estate, which will then inform a programme of repairs.	To be confirmed	To be confirmed	The consultant has been asked to look again at providing further details for an annual servicing agreement for rainwater goods. Prior to any such agreement being put into place, initial repairs should be undertaken. The specification for these works will be drafted in early 2018. Repair works should start in mid 2018.