

Golden Lane Estate

Weekly Update and Progress 10th August 2018

Welcome to the third of the weekly updates from the Major Projects Team.

We are a new team who have been tasked with the delivery of many of the projects happening on Golden Lane Estate and other estates managed by the City of London.

As a team of Project Managers and Clerk of Works, we are currently managing around 50 projects at various stages of design and delivery. We have a large variety of expertise in the team, managing projects from Concrete Repairs to Electrical Testing to New Development. We have been very successful, with the customer satisfaction levels currently at an average of 96% and many compliments from residents so far.

With electrical testing progressing well and excellent feedback, I am still surprised more leaseholders have not taken up the opportunity to have the test completed and smoke detectors installed. This week, I have included some facts on fire safety in the home;

- You're four times more likely to die in a fire if you don't have a smoke alarm that works
- Two fires a day are caused by candles
- Every six days, someone dies from a fire caused by a cigarette
- Faulty electrics (appliances, wiring and overloaded sockets) cause 6,000 fires in the home across the country every year (don't forget that we are checking appliances as part of the test)
- Following Grenfell BBC reported that there were 60 fires a week caused by faulty 'white goods'

Over the next few pages, I'll provide updates on each of the Golden Lane Projects.

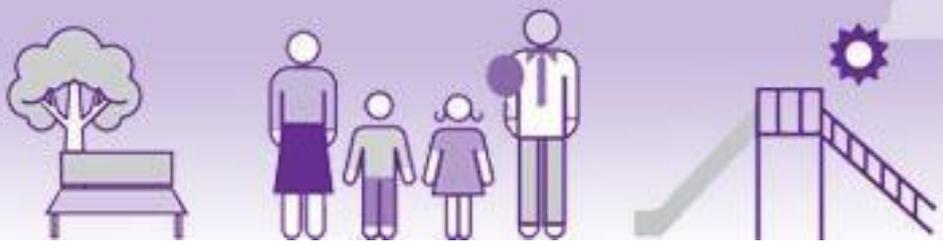
Feedback on our projects is important to us and the contractors we use so please do offer feedback. This will enable us to continue to improve service we offer and pass on your comments and compliments to those responsible for the good work on our estates.



Jason Hayes Major Projects Team Manager

Jason.Hayes@cityoflondon.gov.uk





Our Projects

Golden Lane Heating Phase 1

Very little to update here as Engie are in the process of closing their site. We are hoping access will be available in mid- August for us to complete the work on replacing the boilers. We have started revisiting the surveys in preparation for completing the last few properties.

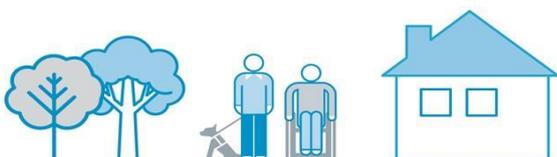
Cullum Welch

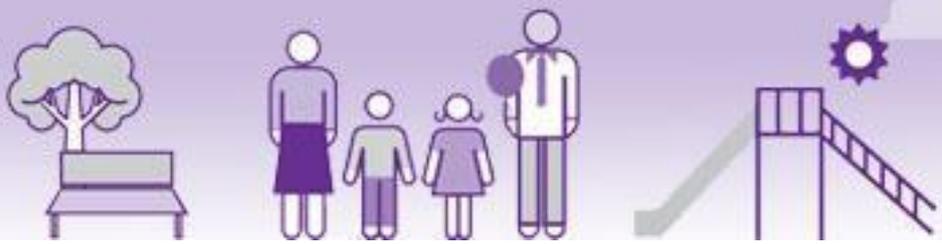
Full investigations into the original construction of the balustrades is now complete. We are eagerly awaiting the design submissions. Below is a picture of part of the balustrades investigation work.



Cullum Welch

In this photograph you can see *the reinforcement arrangement inside the concrete as well as evidence of the corrosion.*





Redecoration Project

Redecoration works are progressing well on Crescent House and have now commenced at street level. The painting of front doors is now underway, and you may have noticed that your front door has had an undercoat paint applied. Following the application of the undercoat, the contractor will be leaving a note through your letter box with a contact number so that an appointment can be made. This is so that your door can be glossed. Please note that the door will need to be in an open position to ensure the edges are painted and the drying time will be between 4 to 6 hours, during which time your front door will need to remain open to avoid the door sticking and peeling the paint away.

Electrical Testing and Installation of Smoke detectors

The electrical testing work includes the installation of smoke detectors and carbon monoxide detectors. The contractors have also been instructed to carry out Portable Appliance Testing on white goods such as cookers and fridges. The testing of portable appliances has already proved worthwhile with six appliances requiring replacement.

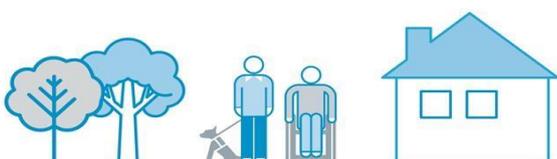
131 properties have now been completed, that's nearly 400 smoke detectors protecting our tenants and leaseholders for the next 10 years. If you're interested in taking up the opportunity of having the electrical test completed and installation of smoke detectors, please contact Jyoti on 0207 332 1734.

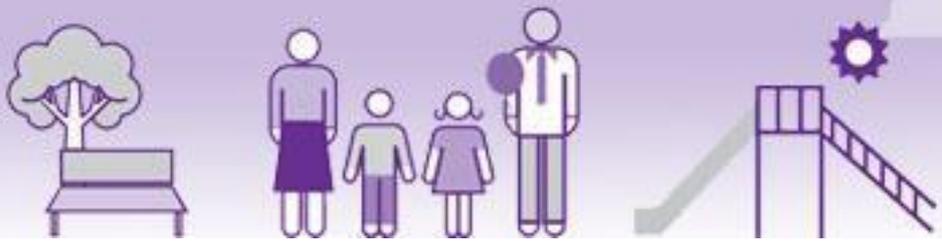
Concrete Repairs

We have had a number of queries regarding the quality of the concrete repairs at Golden Lane. At present, we have been spending a lot of time not just preparing the areas and checking the sample repairs provided but also liaising with Planning Officers and our concrete consultant, Dr Broomfield. It is very important to us that we get the appearance as close as possible without compromise to the quality. The recent hot weather has continued to hinder matters, as curing of the concrete will be affected whilst the temperatures are higher than normal. It is worth noting that once City Officers and Planning Officers are happy with the repairs, we will advertise their position(s) so you can go and have a look at them.

We have also had some feedback regarding the concrete repairs; these are around the poor notification and mess left on balconies. Thank you for the feedback, please be assured that this is not what we expect from our contractors, and we addressed this with Engie as soon as we were made aware.

Please see latest updates for the Concrete Repairs from Engie for this week, below.





Basterfield House

We have finished with the high level cutting out above balconies. We will be continuing with the repairs on this block this week and hopefully the cooler weather will allow us to keep progress up on this block.

Crescent House

We have been working with CoL Officers and Planning Officers to agree the aggregate mix for the repairs of the exposed concrete surface. We are currently analysing the samples taken to provide more information. For example, we know that the aggregate is from where Thorpe Park is now situated. Once everyone is happy with the sample repairs, we can advertise their locations and start exposing the repair areas. We don't want to expose the steel work on this block until we are confident of the repair mix.

Stanley Cohen house

Breaking out work will continue this week (and will be noisy) and if progress is good, some repair work will also start to be completed.

Hatfield House

We will be marking out areas from the survey this week and then breaking out the repair areas. Works will be noisy.

Cuthbert Harrowing House

We will be marking out areas from the survey this week and then breaking out the repair areas. Works will be noisy.

We would like to thank all residents of the Golden Lane estate for your ongoing co-operation with Engie.

If you have any queries about the works, please do not hesitate to visit Engie in the site office located in the well of Great Arthur House.

