

Golden Lane Estate Walkabout

12/2/2020

Charles Humphries (Co-chair)

GLERA

14 Feb 2020

Site Details

Name: Golden Lane Estate Walkabout

Summary: 12/2/2020

Reference: No Reference

Description: Residents' walk about with Estate Staff and Common Councillors.

Status: New (12 Feb 2020)

Client Name: No Reference

Client Telephone: No Client Telephone

Client Email: No Client Email

Auditor Company: GLERA

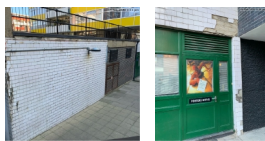
Auditor Name: Charles Humphries (Co-chair)



Cracked/Missing Tiling



Due Date: 01 Sep 2020
Priority: Low
Status: New
Reference: No Reference
Location: Near Car Park Ramp
Created: 14 Feb 2020
Assigned To: No Assignment
Reviewed By: No Reviewer



Description

Glazed tiles to base of podium cracked and spalling.

Comments

14 Feb 2020 at 1:15 pm
Can these be repaired using the same tiles as were used on Stanley Cohen?

Tiled nosings displaced on steps



Due Date: 14 Feb 2020
Priority: Medium
Status: New
Reference: No Reference
Location: Adjacent to car park ramp
Created: 14 Feb 2020
Assigned To: No Assignment
Reviewed By: No Reviewer

Description

Lose/missing nosing tiles on steps down

Comments

No Comments

Signage to car park



Due Date: 01 May 2018
Priority: Low
Status: New
Reference: No Reference
Location: Car Park Exit
Created: 14 Feb 2020
Assigned To: No Assignment
Reviewed By: No Reviewer



Description

Untidy temporary signage to car park.

Comments

14 Feb 2020 at 1:20 pm

Water ponding/staining to Paving



Due Date: 15 Mar 2020
Priority: High
Status: New
Reference: No Reference
Location: Outside Cuthbert Harowing
Created: 14 Feb 2020
Assigned To: No Assignment
Reviewed By: No Reviewer

Description

Blocked drains causing water ponding outside Cuthbert Harowing House. Drain unblocking required urgently and

Comments

14 Feb 2020 at 1:24 pm
Part of general problem with lack of drain maintenance.

Flooring Lifting In Sports Hall (Again)



Due Date:	14 Feb 2020
Priority:	No Priority
Status:	New
Reference:	No Reference
Location:	Outside Sports Hall
Created:	14 Feb 2020
Assigned To:	No Assignment
Reviewed By:	No Reviewer

Description

Flooring is becoming uneven and damage due to water ingress. Water ingress is caused by overflowing drains.

Comments

14 Feb 2020 at 1:28 pm
Drains need to be unblocked and maintenance contract put in place urgently across the estate.

Spalling Concrete



Due Date:	14 May 2020
Priority:	High
Status:	New
Reference:	No Reference
Location:	Estate Gym
Created:	14 Feb 2020
Assigned To:	No Assignment
Reviewed By:	No Reviewer

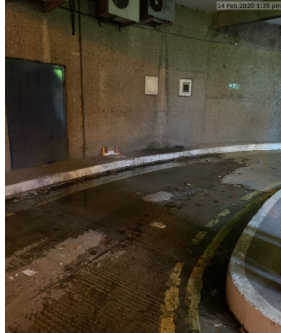
Description

Spalling Concrete to Gym caused by water ingress

Comments

14 Feb 2020 at 1:35 pm
Part of issues with drainage and water ingress to podium.

Blocked drain to car park ramp



Due Date: 14 Mar 2020
Priority: High
Status: New
Reference: No Reference
Location: At base of Car Park Ramp
Created: 14 Feb 2020
Assigned To: No Assignment
Reviewed By: No Reviewer

Description

Water ponding for several weeks at base of car park ramp. Cause by congealed fat in drains. Has been cleared, but problem not resolved.

Comments

14 Feb 2020 at 1:38 pm
Drains need to be cleared. Restaurants above are causing problem by pouring fat down the drains instead of paying to dispose of it. Estate Office will contact restaurants directly to ask them not to do this. Query why Residents should be paying for this damage?

Uneven Road Surface at top of car park entry



Due Date: 14 Feb 2020
Priority: Low
Status: New
Reference: No Reference
Location: At top of Car Park Entry ramp in Baltic Street
Created: 14 Feb 2020
Assigned To: No Assignment
Reviewed By: No Reviewer



Description

Road surface at top of car park entry ramp is uneven and a trip hazard.

Comments

14 Feb 2020 at 1:41 pm
resurfacing required. Estate Office to identify who is

Light broken above entrance to Ralph Perring



Due Date: 14 Mar 2020
Priority: Critical
Status: New
Reference: No Reference
Location: No Location
Created: 14 Feb 2020
Assigned To: No Assignment
Reviewed By: No Reviewer



Description

Light is broken due to water ingress. Unsafe for people using Ralph Perring Centre.

Comments

14 Feb 2020 at 1:43 pm
Water ingress needs to be sealed and then light repaired/replaced.

Electrical conduit casing loose



Due Date: 14 Mar 2020
Priority: High
Status: New
Reference: No Reference
Location: Estate Entrance under Hatfield
Created: 14 Feb 2020
Assigned To: No Assignment
Reviewed By: No Reviewer



Description

Metal casing to electrical conduit is loose and needs to be re-fixed

Comments

No Comments

Water damage to concrete above gym



Due Date:	14 Apr 2020
Priority:	Medium
Status:	New
Reference:	No Reference
Location:	Outside entrance to Ralph Perring
Created:	14 Feb 2020
Assigned To:	No Assignment
Reviewed By:	No Reviewer



Description

Water damage due to ponding water. Drains not cleared.

Comments

14 Feb 2020 at 1:48 pm
Drains and gullies blocked with leaf litter and debris. Need to be cleared and Maintenance contract urgently needed for drains

Paving Replacement Mismatch



Due Date:	14 Sep 2020
Priority:	Low
Status:	New
Reference:	No Reference
Location:	No Location
Created:	14 Feb 2020
Assigned To:	No Assignment
Reviewed By:	No Reviewer

Description

Paving across the estate is being replaced with mid-matched (white) paving slabs.

Comments

14 Feb 2020 at 1:51 pm
Estate office stated that supply of spare slabs exhausted. Nigel SMith pointed out that policy was to get in stock of slabs and

CoLPAI reducing fire access



Due Date: 14 Mar 2020
 Priority: Critical
 Status: New
 Reference: No Reference
 Location: No Location
 Created: 14 Feb 2020
 Assigned To: No Assignment
 Reviewed By: No Reviewer



Description

The CoLPAI site have reduced the width of Basterfield Mews with temporary hoardings. GLERA have pointed out that this route is part of the fire access strategy for the Estate.

Comments

14 Feb 2020 at 1:55 pm
 Arrangement of hoarding and street bollards make access into Basterfield Mews very difficult - Rubbish lorry could not turn in without mounting pavement and using empty parking bays opposite. Estate Office to talk to CoLPAI and ensure access is maintained at all times.

Grit on Basterfield Mews



Due Date: 21 Feb 2020
 Priority: Medium
 Status: New
 Reference: No Reference
 Location: No Location
 Created: 14 Feb 2020
 Assigned To: No Assignment
 Reviewed By: No Reviewer

Description

GLERA reported that workers on roof of Basterfield House had brushed grit down into pavement.

Comments

14 Feb 2020 at 1:58 pm
 Basterfield Mews to be swept and workers advised not to let

Tennis Courts



Due Date:	14 Apr 2020
Priority:	Medium
Status:	New
Reference:	No Reference
Location:	No Location
Created:	14 Feb 2020
Assigned To:	No Assignment
Reviewed By:	No Reviewer

Description

Water is ponding on tennis courts. Finish is becoming slippery and unsafe to use.

Comments

14 Feb 2020 at 2:38 pm
Courts need to be properly cleaned with specialist equipment.
Estate office to advise whose responsibility this is.