

Golden Lane Estate Projects

Update March 2021

Major Projects Update

With current events unfolding and restrictions being placed around our everyday lives, ultimately changes have to be made. This is no different with our projects. We deliver our projects for people by using people. We need to protect those who are living on our estates and those who are working on them. We have been reviewing our projects on a daily basis taking into account the new developments and decisions being made.

We are aiming to keep as many projects as we can going, by using new innovative ideas and technology and making sensible choices. We are still working hard and completing as many background tasks as possible although it is inevitable that project delivery will be affected by the on-going events around Covid-19. Please be assured that we are working every day to keep all our projects moving in the right direction. We will continue to update you in our regular newsletters and also via the [Golden Lane Major works webpage](#).

Great Arthur House – Curtain Wall

The City Corporation are still working with the contractor and the Architect to resolve all outstanding matters, including replacement of balcony door handles. A meeting will be held within the next few weeks and we hope that further news on final rectification works will be clearer after that. This is taking longer than expected but we will advise residents once we have any further news.

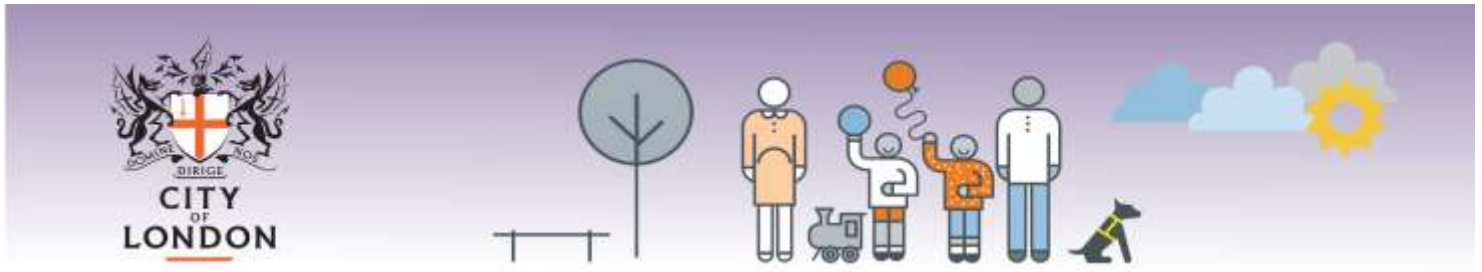
Windows Replacement Programme (Including Wider Redecorations)

The fortnightly meetings with the Design Team are continuing throughout the lockdown and as mentioned previously we have now submitted a Planning Performance Agreement.

We had a Pre-Planning meeting with City of London Corporation Planning Officers at the end of March 2021 and an additional meeting with Heritage England and 20th Century Society is being scheduled for the end of April 2021.

As mentioned in the previous newsletter, we developed a website detailing the progress made during stage two, details of the next steps as we proceed into stage three and an updated indicative timeline. The website is still active and you can still access it by typing the following link into your internet browser: www.studiopartington.co.uk/glewindows

The website also includes a section where residents can leave any comments or queries.



The Website will be active until 30 April 2021, after which we will deactivate it and collate all the comments and queries. We will then publish a response which we will make available to all residents. We understand that not all residents will have access to a computer, so we will make paper copies of the comments and responses available on request by contacting your Estate Office.

The website also includes a section where residents can leave any comments or queries. These will be collated, along with the comments and queries sent in so far.

As we move into the next stage of the programme, we are looking to divide the project along the lines of the major window types on the estate, namely, Crescent House, the Maisonette blocks, Cullum Welch House, Stanley Cohen House and Great Arthur House. Future consultations will now be focusing on the individual window types of the estate.

The next consultation, which will be for Crescent House, is scheduled for April 2021. Owing to current restrictions, it will most likely take the form of a video presentation, hosted on a website, in much the same manner as the consultation at the beginning of this year.

Details of the next resident's update will be posted on the notice boards, City of London Corporation Golden Lane Website, the Golden Lane Estate Facebook page and we will also try to contact as many residents as possible via email. As the lockdown restrictions ease, we aim to revert back to hosting future updates for the other blocks face to face.

We are also aligning the project with City of London Corporations Climate Change Strategy and we have already held meetings with the Corporations' Energy Team.

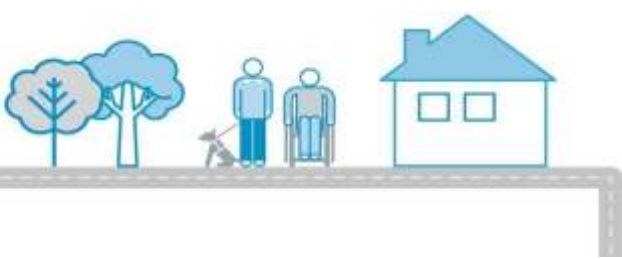
Stand Consulting Engineers and the sustainability engineers, Etude, have now been appointed as part of the design team, to consult on structures and thermal modelling, respectively.

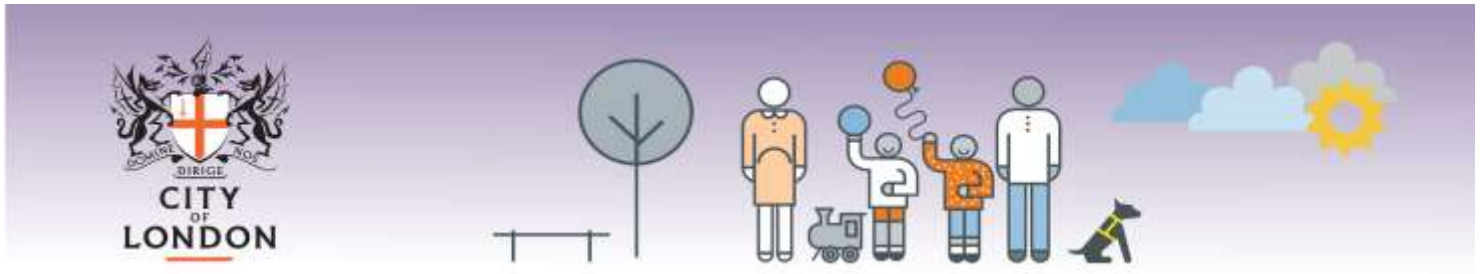
Stand have a long-standing reputation as experts in twentieth century concrete structures, having worked on projects such as the Brunswick Centre and Dudley Zoo.

Etude specialise in the field of building physics and are best placed to advise on:

- current levels of heat loss throughout the building
- the likely impact of any proposals on heat loss, energy consumption, bills and sustainability.
- the contribution any proposals might make towards achieving the City's Climate Action Strategy

As part of the previous resident's comfort survey some residents shared some of their energy bills. In order for Etude to build a more accurate picture of Crescent House's





thermal performance, it would be very helpful if residents would be willing to share their heating bills covering a 12 month period.

We would appeal to any residents willing to share this information to contact the Major Works project team at DCCS-MajorWorksTeam@cityoflondon.gov.uk

Great Arthur House – Fire Door and Compartmentation

As with the Windows Project, we created a website which contains information on the progress made during stage two, details of the next steps as we proceed into stage three and an updated indicative timeline.

You can access the website by typing the following link into your internet browser: www.studiopartington.co.uk/gah-firecomp

The website also includes a section where residents can leave any comments or queries. These will be collated, along with the comments and queries sent in so far.

The Website will be active until 30 April 2021, after which we will deactivate it and collate all the comments and queries. We will then publish a response which we will make available to all residents.

We understand that not all residents have access to a computer, so we have also made paper copies of the information contained on the Website. These are available on request by contacting your Estate Office.

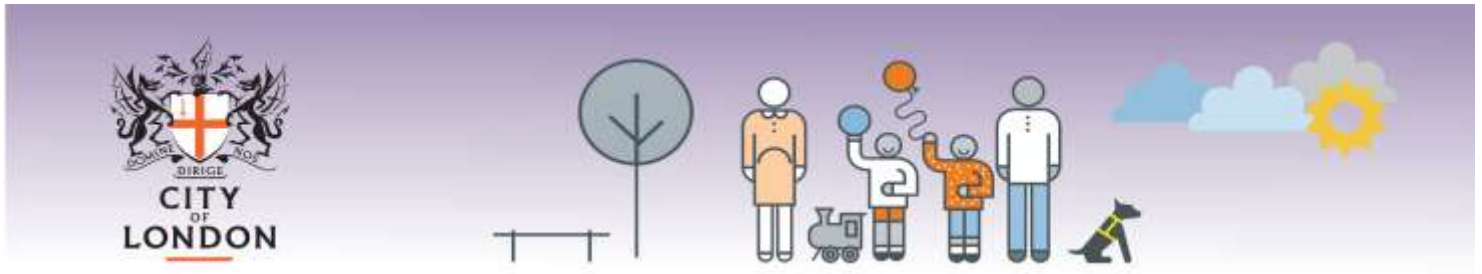
The Estate Office also maintains an email distribution list. If you are not already registered, we would strongly encourage those residents who have an email account to contact your Estate Office and ask to be included on the email distribution list.

In the meantime, we are continuing to engage with City of London Corporation Planning Officers, and as stated previously we are continuing to engage with City Corporation Building Control and the Fire Safety Officer to discuss the scope of the compartmentation works.

The scope of this project will be driven to a large extent by the works being undertaken on the sprinkler project and we are continuing to engage across both projects as we proceed. The brief/scope of the Fire Compartmentation will be developed further as we progress on the Sprinkler project.

In our last update we explained how we had completed a Fire Safety Design Review of Great Arthur House and carried out design work to establish two options for upgrading the





buildings fabric to improve its ability to resist the spread of smoke and fire through the building in the event of a fire.

One option was to improve a large percentage of the building fabric up to the standard of the current Building Regulations. The second option was to take into account inherent design features of Great Arthur House that exceed those that might be found in a new building and to make more selective, less intrusive upgrades to the buildings fabric but still achieve a comparable level of safety as that found in a new building.

It has been agreed with City of London Corporation (and options have been discussed with both the Planning and Building Control Teams) that the second approach is favoured. The detailed design work for this option will be undertaken by Studio Partington Architects.

There are two projects currently underway that are both working to upgrade the fire safety features within Great Arthur House: the compartmentation project and the sprinkler installation project. Our work on the compartmentation project recognises that the sprinkler installation is fundamental to all the compartmentation upgrades and without the installation of the sprinklers any compartmentation work would be significantly less successful.

Therefore, the detailed design of the compartmentation will resume once there is a final, and approved design for the sprinkler installation. Once this has been received work can be completed on the design of the compartmentation works, they can be costed, submitted for Listed Building approval and then tendered to contractors to carry out the construction work.

The works on the detailed design of the compartmentation will commence once the final sprinkler design has been received.

Heating - Crescent House & Cullum Welch House

As mentioned previously, the site and property inspections have now been completed and we are reviewing the range of options submitted by the consultants. We will now be engaging more closely with City of London Planning team in refining the scope of works. We have also recently met with City of London Corporations Energy Team and are in discussion with them on how the project aligns with carbon reduction strategies as well as the work being undertaken on the Windows project.

Considerations of the heating system will be dependant to a large extent on the scope of the works being undertaken on the windows project.

As we progress with the planning and detailed design work on the windows project this will enable us to determine the scope of the





works required on this project, and we will be aligning both projects to comply, as far as is practicable with the City of London Corporation's Climate Change Strategy.

As the windows project progresses into the next stages, we will continue to keep you updated on the heating project, so please keep an eye on the notice boards, Golden Lane Estate website and the monthly newsletters.

Great Arthur House Sprinkler Installation

The City of London Corporation has made a commitment to install retrofitted water suppression sprinklers inside all of our resident's properties, located in our tower blocks. These works are an essential part of our commitment to upgrading the fire safety systems installed in our residential tower blocks. The sprinklers will be installed in the habitable rooms inside residents' flats including the kitchen, living room, bedroom/s, bathroom and externally on the balcony. They are a sophisticated and modern approach to fire safety, being designed to not activate accidentally and also only above the source of the fire. The residential tower blocks include Great Arthur House.

The design process has been concluded and the project is currently out to tender, however due to the COVID19 restrictions it is only possible to carry out emergency works inside residents' properties. As a result of this the programme for the sprinkler installations is dependent on the easing of these restrictions. Our ambition is to start the works on Great Arthur House in January 2022, but we will keep residents updated as the situation develops based on government guidance.

Fire Safety

The action plan for Fire Risk Assessments (FRAs) was presented to Committee in early May 2018. Further details will be available on the [Housing Fire Safety webpage](#), FAQ's for Golden Lane Estate.

All residents of Great Arthur House will have received a letter with the latest updates on the fire safety works. In line with this, officers have also produced a leaflet on the [fire alarm \(112KB\)](#)

A functional fire alarm has been installed and set as a phase evacuation; where the fire alarm activates from two floors above and one below, will evacuate the building, and the remaining floors will receive an intermittent beep to standby.

Should any resident have questions about the alarm system, including the evacuation process, please contact the Estate Office.





All residents Leaseholder Payment Options

The City of London Corporation recognises that it can be difficult for some leaseholders to pay for the cost of major works to their property in one go. We therefore have several ways to support you with this. To view the latest guide to the payment options for leaseholders, visit the City of London website, [Leaseholder Payments \(455KB\).pdf](#)

Proposed flats at base of Great Arthur House

The works to convert the ground floor of Great Arthur House to two new flats and a refurbished estate office are continuing and we are still on programme to finish the project in July 2021. There will be some noisy works during the prescribed hours whilst the first half of the works is completed but this will be closely monitored and will reduce as the works progress. The estate office is now functioning from the respite room on the lower ground floor.

Estate Lighting, Signage and Accessible Routes

Surveys of the existing external lighting provision are complete. An Options Report is being prepared for Members to approve the funding and continuation of the project.

Beech Street – Zero Emission

The City Transportation team are hoping to implement a scheme on Beech Street which will have an impact on some Barbican residents and their driving routes. Please see the web page for details on the [Beech Street Zero Emissions](#) scheme.

COLPAI

ISG are currently on-site undertaking construction works to deliver 66 new social homes and a new primary school. As a local authority, we are committed to smart, safe and motivated working. During these difficult times, we must ensure that we operate 'Business Continuity.' This means having a robust plan in place in order to keep moving forward, contribute to the economy, keep our workforce mobilised and ensure we are in the best possible position to deliver for the local community.

We would like to assure you that the team on-site is working tirelessly to ensure the site operations go above and beyond the Government guidelines. All our contractors are aware of the standards they must uphold, and we revisit these daily at on-site briefings.





On Site progress

Works on site are progressing well. The residential building is advancing, and construction of final levels has now commenced. . Due to security as well as health and safety purposes, there will be a requirement for emergency strip lighting to be left on at all levels of the residential building. The fit-out of the educational buildings continues, including window, mechanical, electrical and plumbing (MEP), drywall installation and plastering.

Online Public Webinar 18 March 2021

On Thursday 18 March 2021 at 7pm, an online public webinar took place. If you would like to see a recording of the webinar please visit the [project website](#). The next project webinar will take place in May, we will keep you informed of the date and time.

Planning Update

The project team have provided an update regarding the submission of information to discharge the Delivery and Servicing Plan (DSP) planning conditions for the COLPAI Project.

Stantec has prepared a technical note, which responds to comments made by residents, Transport for London (TfL) and City of London transport officers to the Delivery and Servicing Plan discharge of conditions applications 43, 44 and 46.

A copy of the technical note is available to view on the [project website](#).

We will continue to keep you updated about the planning conditions and applications as we move forward.

Please visit our project website to view monthly [monitoring data](#) results. The monitoring data is also available on the site noticeboard.

We would encourage everyone to opt in to the digital newsletter by visiting our [project website](#) or emailing the [COLPAI Project team](#) to ensure we are able to stay in touch should physical distributions become unsustainable.





Golden Lane Community Centre

We are pleased to advise that as of 12 April 2021, the Golden Lane Community Centre will once again be opening its doors to the public. Until government restrictions are lifted, use of the centre will be limited in terms of how many people can use it at one time and in terms of how many activities can take place in one day. There are also limits on what times the centre can be used. Additional measures such as a one-way system and a track and trace check-in system have also been introduced.

For this interim period, the centre will only be available for hire by people or groups who are offering free or subsidised activities that promote and support physical, mental health and wellbeing.

If you would like more information about the use of the Community Centre, please contact:

GoldenLane.CommunityCentre@cityoflondon.gov.uk

HELP WITH FOOD AND MONEY

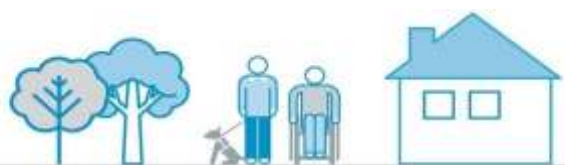
The new national lockdown means that we must stay at home with few legal exemptions.

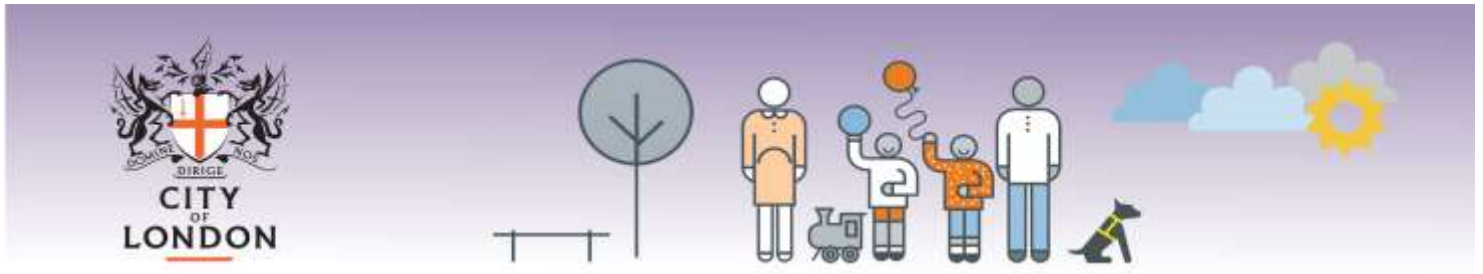
If you need to shop for essential items for yourself or someone you care for you can but, if you require assistance please contact us:

- Call **020 7606 3030**
- Email col-covid-19@cityoflondon.gov.uk
- Fill in the form on our COVID-19 Latest Advice web page:
www.cityoflondon.gov.uk/covid19informationsupport
- Or visit our COVID-19 Help with Food and Money web Page:
<https://www.cityoflondon.gov.uk/services/housing/covid-19-financial-support>.

If you need help with money, debt or other issues, call City Advice, 10am to 5pm, Monday to Friday on **020 7392 2919** or email them at city.advice@toynbeehall.org.uk. City Advice can help you with:

- Welfare benefits
- Debt
- Housing and legal issues
- Relationships and health and wellbeing





For a full list of what you can and cannot do, web search “Government COVID-19 National Lockdown”.

Scam warning

There have been some reports of scams surrounding COVID-19 vaccines.

The COVID-19 Vaccination Programme is covered by the NHS and is therefore free of charge. You will never be asked for your bank details for the vaccine.

These scams are preying on the elderly, those most vulnerable to the scams who are ready/may be ready for the vaccine, to acquire their bank details.

Please tell your friends, family and those you care for who may be vulnerable to this form of fraud to be aware. If you need support through this situation contact Victim Support for free on **0808 1689 111** or visit Victim Support's website.

How to check if the message is genuine:

- Check GOV.UK in the first instance to ensure its genuine.
- The message is fake if you are asked to part with money, personal information, bank details or passwords.
- Always stop to think before sending money or information.

You can always:

- Not respond until you have verified the message
- Report the scam to Action Fraud or
- Forward a text message to 7726 ('SPAM' on a keypad)

For more information visit **ACTION FRAUD**'s website.

