



# Golden Lane Estate Projects

Update September 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

We are still in discussion with Engie to try and resolve the outstanding issue with the balcony door handles, but it is proving difficult to find suitable replacements to meet all necessary criteria.

Regarding the remaining defects, Engie are still addressing these on an individual basis, as well as a couple of wider issues that remain outstanding.

## Windows Replacement Programme (Including Wider Redecorations)

We held a public consultation with Crescent House residents on Tuesday 27 September 2021. Officers from City Corporation Major Works team attended with consultants from Studio Partington Architects, Grade Planning, Etude, Thorncliffe Communications and Keegans.

The event was well attended, and we would like to extend our thanks for the comments and feedback received, which we have noted. We are now in the process of arranging an online follow up event for those residents who could not attend the public event and to give an extra opportunity for any additional feedback from the residents who attended.

Our aim is to host the online event early to mid-November 2021, and we will notify residents in writing. Notices will also go up on the notice boards.





Once the next stage of the consultation for Crescent House has been completed the project team will then be taking a similar approach on all of the other blocks across the Estate.

Working with the communications consultant Thorncliffe we are also developing a central channel of communication and a website specifically for the Golden Lane Windows and Redecorations project. This will be a platform for residents to have their say as well as a means whereby we can share relevant information relating to the project. The website is currently under review and once approved by City Corporations' Corporate Communications team we will notify residents accordingly.

### **Great Arthur House – Fire Door and Compartmentation**

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.

The intention is to follow up again with the sprinkler project team once the planning consultation has been completed. We will then assess the outcome of the planning consultation and with this in mind the detailed design of the compartmentation will resume once there is a final, and approved design for the sprinkler installation.

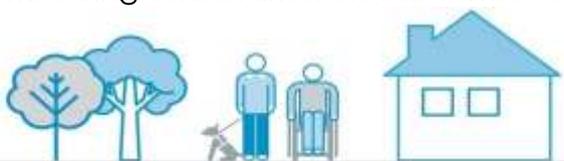
We have now appointed a communications consultant (Thorncliffe) on the windows project. Their brief also includes a requirement to undertake detailed consultations with residents at Great Arthur House for the fire compartmentation project.

We will be arranging further consultations with the Great Arthur House residents and we will contact you to confirm dates and times once these have been agreed and the outcome of the planning application for the sprinkler project is known.

### **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 Corporation Planning team in refining the scope of works. We have also recently met with City Corporation 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 City 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**

City 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 installation of the sprinklers will now commence in Great Arthur House in May 2022 and be finished by November 2022. Due to the challenges in delivering the project in the other blocks at Avondale Estate and Middlesex Street's Petticoat Tower, the programme has been pushed back slightly.

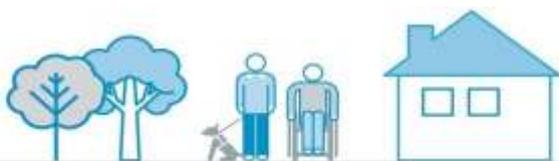
You can view a copy of the 'Great Arthur House Sprinkler Project' booklet on the City Corporation's website, <https://www.cityoflondon.gov.uk/services/housing/golden-lane-major-works-programme>.

### **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 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 Corporation 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 expecting to finish the project in mid-October 2021. There will be some noisy works during the prescribed hours 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.

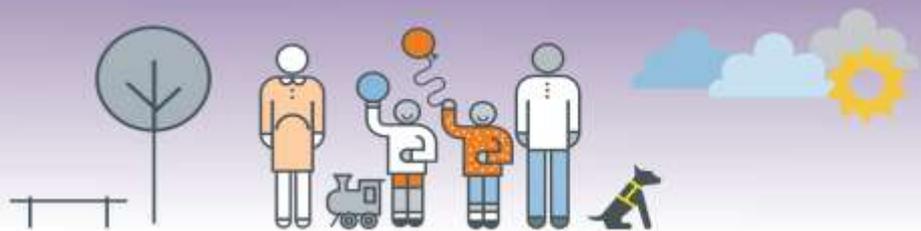
### **COLPAI**

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.

We are pleased to inform you that the City of London Primary Academy Islington has moved its resources to the school buildings and is now open at the start of the new school year for September 2021.





Upon reaching this key milestone in the development, we are delighted to be able to share some information on ISG social value, photographs of the school and a statement from the Chair of Governors on our [COLPAI project website](#) under the latest newsletter.

From Monday 18 October 2021, ISG will be working in the school Monday to Friday from 3:30pm - 6:30pm.

### **Construction Activities**

Construction activities taking place on the residential building throughout the week include:

- Drywall installation
- Metal frame to the external walls of the residential building
- Brickwork on the external walls of the balconies
- Mechanical, electrical and plumbing (MEP) installation on all levels
- Electrical adaptations to the school building
- Scaffolding adaptations.

### **Major Deliveries**

Major deliveries taking place throughout the week include:

- Plasterboard
- Sand
- Cement
- Mortar.

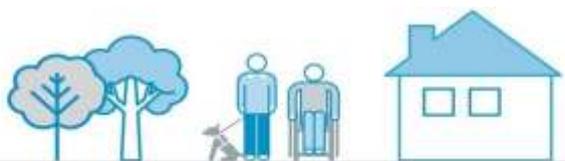
### **Working Hours**

The consented working hours are:

- Monday to Friday – 8am to 6pm
- Saturday – 9am to 2pm

The consented reduced impact hours are:

- Monday to Friday 10am to 12pm and 2pm to 4pm





During reduced impact hours, works will still take place on-site. However, works will not involve percussive machinery or other similar construction involving heavy machinery.

### **On-Site Security**

ISG now have a security guard on site full time from 7am to 6.30pm. CCTV security cameras are now monitoring the site 24 hours a day, seven days a week. City Corporation also has CCTV monitoring of the site in place.

**KEY CONTACTS** For site emergencies, please contact:

John Macleod, T: 07816 337 792

For general enquiries, please contact the project team:

E: [info@colpai-project.co.uk](mailto:info@colpai-project.co.uk) T: 0800 772 0475

Please visit our project website [www.colpai-project.co.uk/monitoring-data](http://www.colpai-project.co.uk/monitoring-data) to view monthly monitoring data results. The monitoring data is also available on the site noticeboard.

To view progress images from site, please visit <https://www.colpai-project.co.uk/progress-onsite>.

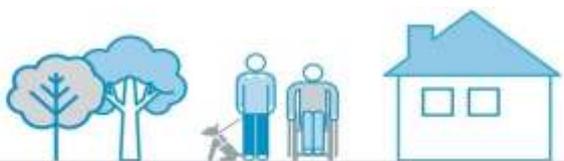
We would encourage everyone to opt in to the digital newsletter by visiting our [project website](#) or emailing the [COLPAI Project team](#) to ensure we are able to stay in touch should physical distributions become unsustainable.

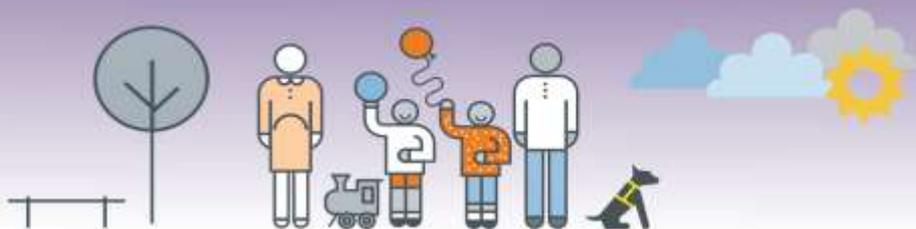
### **HELP WITH FOOD AND MONEY**

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](mailto:col-covid-19@cityoflondon.gov.uk)
- Fill in the form on our COVID-19 Latest Advice web page: [www.cityoflondon.gov.uk/covid19informationsupport](http://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](mailto: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.

