

Golden Lane Estate Projects

FEBRUARY 2017 UPDATE

Under-fives Playground

We have received very good tender submissions for the main contract and are now in the process of seeking authority to start work. We will work with the appointed contractor to start as soon as possible - ideally at the end of March. In the meantime we will finalise the repairs to the retaining wall.

We will be in a position to communicate a works programme next month. Based on it we will work on the best time to start developing the mural design in liaison with residents.

If you'd like any further information, please contact the Project Manager, Leila Ben-Hassel on Leila.ben-hassel@cityoflondon.gov.uk.

Great Arthur House

Most of the temporary walls in flats on the Western side of the building have now been removed, and we expect the remaining work to that side to be completed soon. The temporary walls are in the process of being installed in flats on the Eastern side. In May and June, our Committees will be looking at proposals to extend the support currently available to leaseholders to help them cope with the costs of major projects, including the GAH windows and recladding.

Community Centre

We are delighted to say that planning permission for the refurbishment of the community centre has been granted. There were no objections to the plans and just one comment received. We are now out to tender for a contractor to start the refurbishment works in July. Estate staff are working with users of the building so that they can find alternative accommodation for their classes and meetings during the work, which is expected to be completed in January 2018.

Concrete Testing & Repairs

We are pleased to say that the analysis of concrete testing results has revealed that the repairs needed are not as extensive as we thought they might be, except in the car parks. We now have Committee approval to move forward and are drawing up a specification for the work so that we can go out to tender for a contractor. The first repairs will be to the tiling at the ends of Stanley Cohen House.

Contact Details

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Heating

The contractor TSG has been appointed to replace individual boilers and heating systems in tenanted flats. Preparatory work is now taking place and we expect them to start on site in early April. Letters will be sent to advise tenants when their work will be carried out. Options for Cullum Welch House and Crescent House are still being discussed but we hope to have a preferred option soon so that we can start consultation with the residents of those blocks.

Windows Replacement Programme

Officers are currently in discussion with Planning Officers to ensure that all proposals meet listed building guidelines.

Internal & External Redecorations

Our Committee has agreed that we can let one contract for redecorations on several estates, so that we can get the best price for the work. The work has been tendered and we will be evaluating the tenders received in the next few weeks. The work will start in the summer but the programme will be timed so that painting comes after concrete repairs and other works.

Lifts Refurbishment

Work on the second Great Arthur House lift is on track to be complete by April 2017. There has been a change to the programme, and the next block to be done will now be Basterfield House. Letters will be sent to residents to tell them when their block will be affected.

City of London Primary Academy, Islington (COLPAI)

Drop in events for residents to look at the plans for the new school and housing were held last week. The feedback is currently being looked at so that any changes to the proposals can be made. The planning application is now expected to be submitted in April.

Golden Lane Shops & Estate Lighting

We are still expecting to be repainting the area outside the shops and making improvements to the lighting in the Spring. Options for improving the lighting and disabled access on the estate have also now been considered. The proposals will see additional discreet lighting installed in communal areas. All the options under consideration have been developed with regard to the listing guidelines and in consultation with the Planning Dept. We expect to consult with residents in May, when costings and more detailed proposals are available.

This update is sent to residents by email and posted on Facebook each month. We deliver paper copies to residents we know to be housebound, and we are happy to print them out on demand in the Estate Office. If you would like it to be emailed direct to you, please send your email address to: goldenlane@cityoflondon.gov.uk.