



GOLDEN LANE 5 YEAR PROGRAMME

This is the programme of work that will take place on your estate over the next five years. It has been reviewed and updated to make sure that it is realistic. The City have given as much detail as they can at this stage, but will use the monthly Major Projects Update to confirm dates as these become available. The City understand that leaseholders need to know the costs involved and will write to individual households with these as soon as they have them.

If you have any questions about any of these projects, please phone the info line on 0207 332 1141

PROJECT	WORK INVOLVED	ESTIMATED START DATE	ESTIMATED FINISH DATE	CURRENT STATUS/COMMENTS
Great Arthur House Windows and Cladding	New windows and external cladding.	Started	October 2017	<p>The windows and balcony doors on the west elevation are complete and are being checked by the Clerk of Works. Concrete repairs and redecoration to this elevation should be completed in July.</p> <p>Works are well underway on the eastern elevation and the programme for the replacement of the gable end windows will be confirmed in due course. All parties are working to ensure the quality of the work and timely completion.</p>
Lift Refurbishment	Lift refurbishment for Great Arthur House, Bowater House, Basterfield House, Cullum Welch House & Hatfield House.	Started	May 2018	<p>Works to the lifts in Great Arthur House are now complete with both lifts returned to full service. Works to refurbish the remaining lifts in the low rise blocks are ongoing, with refurbishment of lifts in Hatfield and Basterfield currently underway. Residents have been advised by letter when the lifts in their blocks are planned to be taken out of service to enable the works.</p> <p>Please get in touch with your estate office should you have any concerns regarding accessing your flats whilst the works are carried out.</p>

PROJECT	WORK INVOLVED	ESTIMATED START DATE	ESTIMATED FINISH DATE	CURRENT STATUS/COMMENTS
Heating - City of London tenanted flats only	New heating systems to City of London tenanted flats in Basterfield, Bayer, Bowater, Cuthbert Harrowing, Great Arthur, Hatfield and Stanley Cohen.	April 2017	May 2018	Works to the properties in these blocks are currently underway. So far, 85 asbestos surveys have been completed and 41 properties have had new boilers installed.
Decent Homes Programme	Modernising kitchens and bathrooms - City of London tenanted flats only.	August 2017	Autumn 2018	Tendering for a contractor for this work is now complete. As soon as the contract details are formalised, our delivery team will be writing to the tenants in homes where these works are required with further details.
Concrete Testing & Repair	The structure and concrete on the estate has been tested to see what repairs are required. A programme of works will be drawn up for the repairs identified (including the tiling at Stanley Cohen House).	Autumn 2017	Summer 2018	The results of the testing contract have been analysed by our concrete consultant who has made his recommendations. We will be tendering for a repair contractor shortly based on these recommendations, with post-tender consultation with leaseholders to follow.
Internal & External Redecorations	A phased programme of works covering redecorations of external and internal common parts across the estate.	November 2017	November 2020	We received committee approval to combine the redecorations project with other estates, in order to get the best possible value. We are now finalising the post-tender S20 consultation letters for leaseholders and these are expected to go out July 2017. We plan to be able to start works in November 2017.

PROJECT	WORK INVOLVED	ESTIMATED START DATE	ESTIMATED FINISH DATE	CURRENT STATUS/COMMENTS
Water System Works	A programme of work to check and make any necessary repairs or upgrades to hot and cold water storage tanks and pipework in communal areas, tenanted flats and estate offices.	Jan 2018	Spring 2022	The tender process is underway and expected to conclude this September. We will then be seeking approval to start the works following final leaseholder consultations. Works are likely to start early in 2018.
Concrete Repair to Cullum Welch House	Replacing concrete balustrades on the north side, repairs to concrete planters and potholders on the south side, and patch repairs to the external stairwell, exposed beams and slab ends.	Early 2018	Early 2019	Committee approval to tender for the works has now been granted. A tender package is in preparation and will go out to the market this summer, with post-tender consultation with leaseholders to follow.
Window Replacement	Replacement of windows throughout the estate	2018/19	2021/23	We are currently seeking authorisation to split the programme of works into a number of packages, which will be delivered in a phased programme over 3-5 years. Following on from this, a report on the available options will be presented to committee for decision. Once approved, consultation letters will be going out prior to starting the tendering process.
Heating Replacement: Crescent House & Cullum Welch House	New heating systems to City of London tenanted flats in Crescent House & Cullum Welch House	To be confirmed	To be confirmed	Other options are still being explored for Cullum Welch House and Crescent House. We are looking at systems that will be compliant with both planning guidance and legislation and this is taking longer than previously anticipated. We should have more news on these in the latter part of 2017.

PROJECT	WORK INVOLVED	ESTIMATED START DATE	ESTIMATED FINISH DATE	CURRENT STATUS/COMMENTS
Gullies And Drainage	A thorough inspection of gutters, downpipes, drains etc. across the estate, which will then inform a programme of repairs.	Autumn 2017	To be confirmed	We have received the final reports from our consultant. These reports are to be discussed with the contractor shortly to progress the project.