

Golden Lane Estate Projects

FEBRUARY 2018 UPDATE

CURRENT PROJECTS

Great Arthur House

Keepmoat continue to work on the east elevation. Keepmoat are making appointments with residents on west elevation to undertake works. Mast climbers will remain in situ until balcony door replacements are complete. An early summer completion date is still envisaged.

Under-fives Playground

At present, we are awaiting the delivery of the amended slide, which should arrive on Tuesday 27th February. Further works have been revised to fit around the delivery of the slide and complete by mid March, with the railings being fitted in April. A shortage of grey Purbeck stone has led to new stone being ordered following approval from planning. The mural design continues to be developed in consultation with residents. For updated information on the playground please visit the web page [Golden-Lane-Playground.aspx](#). To view the Barbican and Golden Lane Area Enhancement Strategy pdf document [Barbican and Golden Lane Area Enhancement Strategy PDF](#)

Heating

Approximately forty boilers are on hold due to on-going works at Great Arthur House. Boiler installations within properties on the wider estate, apart from Crescent House and Cullum Welch House, have been completed.

Contact Details

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Domestic Electrical Systems

The first phase of the electrical testing programme has now been completed. We have received tenders back for the second phase, which are currently being evaluated. The testing includes the installation of smoke detectors as part of City of London's commitment to improving safety in your home.

Lift Refurbishment

Works are ongoing at Cullum Welch House, final works on the programme for Bowater House have commenced. Please contact your estate office should you have any concerns regarding accessing your flats whilst the works are carried out.

Community Centre

Plastering in the centre is now 95% complete, and the second fix has commenced to the bathrooms and electricals. Roof works have commenced, and the window installation is 95% complete.

Quinn London Ltd and City Officers arranged a visit for residents to view progress on the site. The visit took place on Saturday 24 February at 11am.

We ask residents and visitors to please respect the Community Centre as a working site and not attempt to enter.

Concrete Repairs

Contract preparation is underway for this project, which will now be managed by the Major Works Team. It is intended to appoint Keepmoat to complete the concrete repair work in conjunction to similar works to the Middlesex Street Estate. Once the appointment is confirmed a programme of works will be drawn up and communicated to residents, along with details of the Project Manager responsible for this project.

Stock condition surveys

Our consultant, Savills, have now completed their stock condition surveys on the Golden Lane Estate, with an access rate of 84%. Initial reports will be subject to internal review and residents will be advised further.

Fire Safety

Following the completion of Fire Risk Assessments (FRAs) an action plan is being drafted. The installation of a hard-wired alarm system in Great Arthur House has been completed as far as access will allow. The 'Wake & Watch' service is still in place until the alarm system is fully commissioned. Golden Lane Estate fire door replacements are proceeding through the Gateway process as a standalone project due to the special requirements of the Estates' Listing. Residents will continue to be updated with progress on the webpage, via estate monthly updates, direct contact from Officers and on the Golden Lane Estate Facebook page.

Decent Homes Programme

TSG have been appointed to carry out Decent Homes works on the Golden Lane Estate.

PLEASE NOTE the event booked for 27 February 2018, Sir Ralph Perring Centre, 5-7pm. Has been **cancelled** due to predicted disruptive weather. Residents have been advised of this cancellation.

TSG will be booking in surveys following a 'Meet the Contractor Event'. Another event will be rescheduled very soon. Details of this event will be circulated to the residents involved.

Leaseholder Payment Options

The City of London 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 a number of 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 pdf](#)

PLANNED PROJECTS

Proposed flats at base of Great Arthur House

Concept design for this proposal has now completed. The design will now be developed and submitted for planning with consultant documents in March. Residents will be advised of the date of submission and the process for making comments.

Estate Lighting, Signage and Accessible Routes

An amended lighting and wayfinding brief has been sent to the designers, we are awaiting the consultants' submission.

Please visit the Golden Lane Major Works page on the City of London website. for a copy of the [golden-lane-lighting-improvement.pdf](#)

For up to date information, email the Project Manager Leila Ben-Hassel, leila.ben.hassel@cityoflondon.gov.uk.

Windows Replacement Programme

The final stage for the window programme has been approved. Officers are now working with consultant Architects to prepare the tender and appoint a Design Team. It is not envisaged that this work will commence prior to 2020.

Gullies and Drainage

Our consultant has been asked to look again at providing further details for an annual servicing agreement for rainwater goods. Prior to any such agreement being put into place, initial repairs should be undertaken. The specification for these works will be drafted in Spring 2018. It is envisaged repair works will commence in mid 2018.

Water System Works

There has been some slippage with the tender assessments following the need to verify outstanding financial information, submitted as part of the tender process. On reviewing the information received, it is possible the City may have to re-tender. With this in mind, expected start date may be subject to change, dependent upon the selection of a successful Contractor.

City of London Primary Academy, Islington (COLPAI)

Regular updates on COLPAI are available at

<http://www.colpai-project.co.uk/>

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.

Regular updates on Golden Lane Major Works projects are also available on:

[Golden-Lane-Major-Works-Project.aspx](#)