

# Golden Lane Estate Walkabout

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12/2/2020

Charles Humphries (Co-chair)

GLERA

14 Feb 2020

## Site Details

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Name: Golden Lane Estate Walkabout

Summary: 12/2/2020

Reference: No Reference

Description: Residents' walk about with Estate Staff and Common Councillors.

Status: New (12 Feb 2020)

Client Name: No Reference

Client Telephone: No Client Telephone

Client Email: No Client Email

Auditor Company: GLERA

Auditor Name: Charles Humphries (Co-chair)



### Cracked/Missing Tiling

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Due Date: 01 Sep 2020  
Priority: Low  
Status: New  
Reference: No Reference  
Location: Near Car Park Ramp  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer



#### Description

Glazed tiles to base of podium cracked and spalling.

#### Comments

14 Feb 2020 at 1:15 pm  
Can these be repaired using the same tiles as were used on Stanley Cohen?

### Tiled nosings displaced on steps

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Due Date: 14 Feb 2020  
Priority: Medium  
Status: New  
Reference: No Reference  
Location: Adjacent to car park ramp  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer

#### Description

Lose/missing nosing tiles on steps down

#### Comments

No Comments

## Signage to car park

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Due Date: 01 May 2018  
Priority: Low  
Status: New  
Reference: No Reference  
Location: Car Park Exit  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer



### Description

Untidy temporary signage to car park.

### Comments

14 Feb 2020 at 1:20 pm

## Water ponding/staining to Paving

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Due Date: 15 Mar 2020  
Priority: High  
Status: New  
Reference: No Reference  
Location: Outside Cuthbert Harowing  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer

### Description

Blocked drains causing water ponding outside Cuthbert Harowing House. Drain unblocking required urgently and

### Comments

14 Feb 2020 at 1:24 pm  
Part of general problem with lack of drain maintenance.

## Flooring Lifting In Sports Hall (Again)

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Due Date: 14 Feb 2020  
Priority: No Priority  
Status: New  
Reference: No Reference  
Location: Outside Sports Hall  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer

### Description

Flooring is becoming uneven and damage due to water ingress. Water ingress is caused by overflowing drains.

### Comments

14 Feb 2020 at 1:28 pm  
Drains need to be unblocked and maintenance contract put in place urgently across the estate.

## Spalling Concrete

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Due Date: 14 May 2020  
Priority: High  
Status: New  
Reference: No Reference  
Location: Estate Gym  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer

### Description

Spalling Concrete to Gym caused by water ingress

### Comments

14 Feb 2020 at 1:35 pm  
Part of issues with drainage and water ingress to podium.

### Blocked drain to car park ramp

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Due Date: 14 Mar 2020  
Priority: High  
Status: New  
Reference: No Reference  
Location: At base of Car Park Ramp  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer

#### Description

Water ponding for several weeks at base of car park ramp. Cause by congealed fat in drains. Has been cleared, but problem not resolved.

#### Comments

14 Feb 2020 at 1:38 pm  
Drains need to be cleared. Restaurants above are causing problem by pouring fat down the drains instead of paying to dispose of it. Estate Office will contact restaurants directly to ask them not to do this. Query why Residents should be paying for this damage?

### Uneven Road Surface at top of car park entry

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Due Date: 14 Feb 2020  
Priority: Low  
Status: New  
Reference: No Reference  
Location: At top of Car Park Entry ramp in Baltic Street  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer



#### Description

Road surface at top of car park entry ramp is uneven and a trip hazard.

#### Comments

14 Feb 2020 at 1:41 pm  
resurfacing required. Estate Office to identify who is

### Light broken above entrance to Ralph Perring

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Due Date: 14 Mar 2020  
Priority: Critical  
Status: New  
Reference: No Reference  
Location: No Location  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer



#### Description

Light is broken due to water ingress. Unsafe for people using Ralph Perring Centre.

#### Comments

14 Feb 2020 at 1:43 pm  
Water ingress needs to be sealed and then light repaired/replaced.

### Electrical conduit casing loose

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Due Date: 14 Mar 2020  
Priority: High  
Status: New  
Reference: No Reference  
Location: Estate Entrance under Hatfield  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer



#### Description

Metal casing to electrical conduit is loose and needs to be re-fixed

#### Comments

No Comments

## Water damage to concrete above gym

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Due Date: 14 Apr 2020  
Priority: Medium  
Status: New  
Reference: No Reference  
Location: Outside entrance to Ralph Perring  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer



### Description

Water damage due to ponding water. Drains not cleared.

### Comments

14 Feb 2020 at 1:48 pm  
Drains and gullies blocked with leaf litter and debris. Need to be cleared and Miantenenace contract urgently needed for drains

## Paving Replacement Mismatch

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Due Date: 14 Sep 2020  
Priority: Low  
Status: New  
Reference: No Reference  
Location: No Location  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer

### Description

Paving across the estate is being replaced with mid-matched (white) paving slabs.

### Comments

14 Feb 2020 at 1:51 pm  
Estate office stated that supply of spare slabs exhausted. Nigel SMith pointed out that policy was to get in stock of slabs and

## CoLPAL reducing fire access

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Due Date: 14 Mar 2020  
Priority: Critical  
Status: New  
Reference: No Reference  
Location: No Location  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer



### Description

The CoLPAL site have reduced the width of Basterfield Mews with temporary hoardings. GLERA have pointed out that this route is part of the fire access strategy for the Estate.

### Comments

14 Feb 2020 at 1:55 pm  
Arrangement of hoarding and street bollards make access into Basterfield Mews very difficult - Rubbish lorry could not turn in without mounting pavement and using empty parking bays opposite. Estate Office to talk to CoLPAL and ensure access is maintained at all times.

## Grit on Basterfield Mews

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Due Date: 21 Feb 2020  
Priority: Medium  
Status: New  
Reference: No Reference  
Location: No Location  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer

### Description

GLERA reported that workers on roof of Basterfield House had brushed grit down into pavement.

### Comments

14 Feb 2020 at 1:58 pm  
Basterfield Mews to be swept and workers advised not to let

## Tennis Courts

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Due Date: 14 Apr 2020  
Priority: Medium  
Status: New  
Reference: No Reference  
Location: No Location  
Created: 14 Feb 2020  
Assigned To: No Assignment  
Reviewed By: No Reviewer

### Description

Water is ponding on tennis courts. Finish is becoming slippery and unsafe to use.

### Comments

14 Feb 2020 at 2:38 pm  
Courts need to be properly cleaned with specialist equipment. Estate office to advise whose responsibility this is.