

# Golden Lane Estate Projects

Update February 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

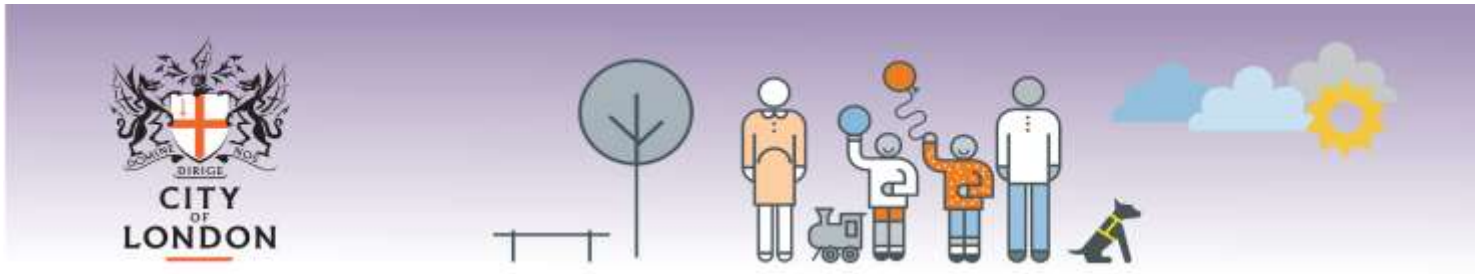
The City Corporation are still working with the contractor and the Architect to resolve all outstanding matters, including replacement of balcony door handles. This is taking longer than expected but we will advise residents once we have any further news.

## Windows Replacement Programme (Including Wider Redecorations)

The fortnightly meetings with the Design Team are continuing throughout the lockdown and we have been engaging with City of London Corporation Planning Officers and external Planning Stakeholders, such as Heritage England and 20th Century Society. The outline options that are being reviewed are replacements, refurbishment and secondary glazing.

We met again with the City Corporation Planning team at the beginning of February 2021 and we will now be holding formal meetings going forward as part of the pre-application planning process. We have now submitted a Planning Performance Agreement and will be liaising further with City of London Corporation Planning colleagues as we progress towards preparation and submission of the formal Pre-planning Applications.

Working with Studio Partington Architects we have created a website which contains information on the progress made during stage two, details of the next steps as we proceed into stage three and an updated indicative timeline.



You can access the website by typing the following link into your internet browser:  
[www.studiopartington.co.uk/glewindows](http://www.studiopartington.co.uk/glewindows)

Information on how to access the website has been placed on the notice boards across the Estate, on the Estates social media page (Facebook) as well as the City of London Corporations Golden Lane Estate website under the Major Works Programme section. We have also emailed details to the residents who are registered on the Golden Lane Estate email distribution list.

The website also includes a section where residents can leave any comments or queries. These will be collated, along with the comments and queries sent in so far.

The Website will be active until 30<sup>th</sup> April 2021, after which we will deactivate it and collate all the comments and queries. We will then publish a response which we will make available to all residents.

We understand that not all residents have access to a computer, so we have also made paper copies of the information contained on the Website. These are available on request by contacting your Estate Office.

As mentioned previously, the Estate Office maintains a mailing list whereby we can contact residents via email. This is by far the best way that we can contact you directly so we would strongly encourage those residents who have an email account to contact your Estate Office and ask to be included on the email distribution list.

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

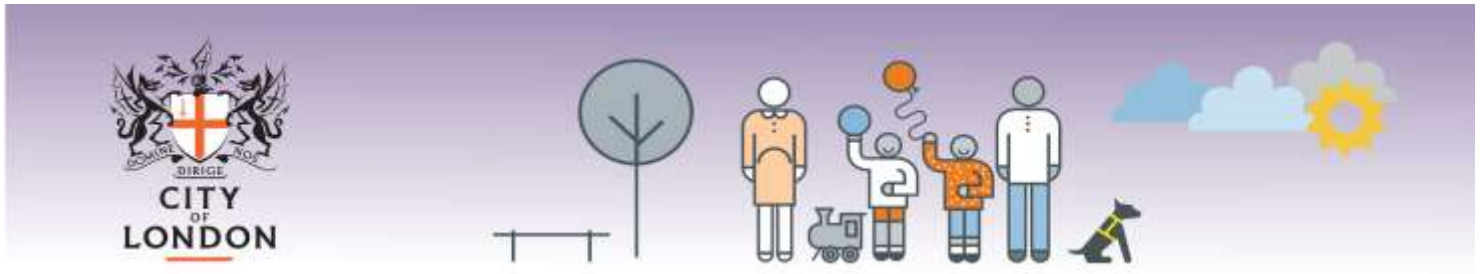
As with the Windows project, we have been liaising with the Design Team to find a better solution to present residents with an update.

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The Estate Office also maintains an email distribution list. If you are not already registered, we would strongly encourage those residents who have an email account to contact your Estate Office and ask to be included on the email distribution list.

In the meantime, we are continuing to engage with City of London Corporation Planning Officers, and as stated previously we are continuing to engage with City Corporation Building Control and the Fire Safety Officer to discuss the scope of the compartmentation works.

The scope of this project will be driven to a large extent by the works being undertaken on the sprinkler project and we are continuing to engage across both projects as we proceed. The brief/scope of the Fire Compartmentation will be developed further as we progress on the Sprinkler project.

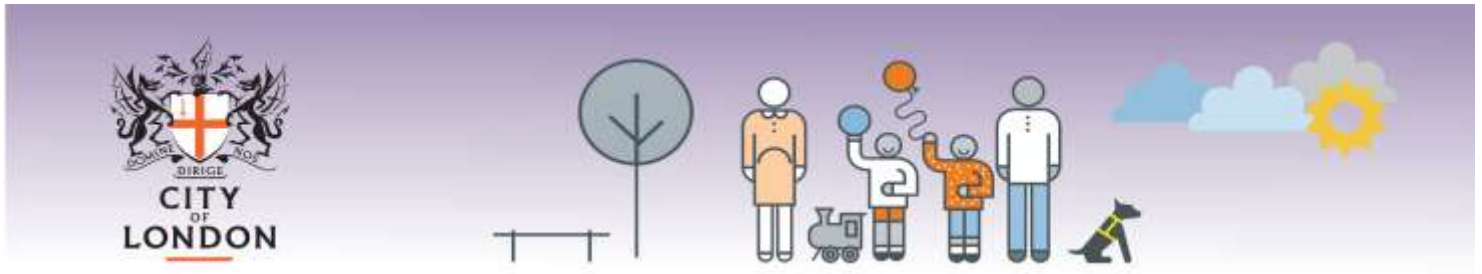
### **Heating - Crescent House & Cullum Welch House**

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 of London Planning team in refining the scope of works. We have also recently met with City of London Corporations 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.

We will continue to keep you updated, so please keep an eye on the notice boards, Golden Lane Estate website and the monthly newsletters.

If you are not already registered, we also encourage residents to contact the Estate Office and ask to be placed on the email distribution lists.





## Great Arthur House Sprinkler Installation

The City of London 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 design process has been concluded and the project is currently out to tender, however due to the COVID19 restrictions it is only possible to carry out emergency works inside residents' properties. As a result of this the programme for the sprinkler installations is dependent on the easing of these restrictions. Our ambition is to start the works on Great Arthur House in January 2022, but we will keep residents updated as the situation develops based on government guidance.

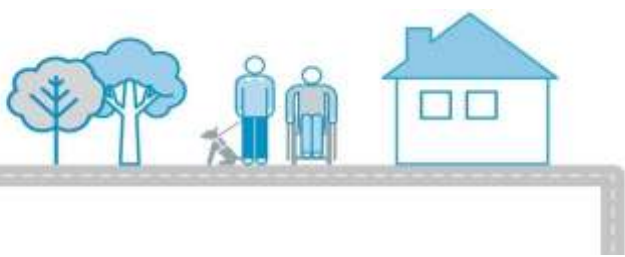
## Fire Safety

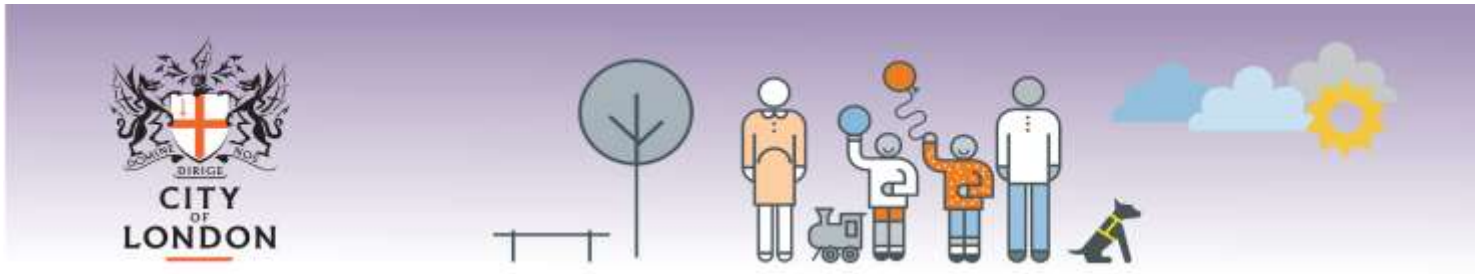
The action plan for Fire Risk Assessments (FRAs) was presented to Committee in early May 2018. Further details will be available on the [Housing Fire Safety webpage](#), FAQ's for Golden Lane Estate.

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 of London 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 of London website, [Leaseholder Payments \(455KB\).pdf](#)

## **Proposed flats at base of Great Arthur House**

There will be noisy works on and off for the next week or so whilst they complete the demolition works and also run new services, which will involve cutting/drilling into the concrete slabs.

A virtual 'Meet the Contractor' event was held on 25 January 2021 from 6pm to 7pm and was hosted by Roof Ltd who have been contracted to do the infill in Great Arthur House.

The Estate Office has now temporarily relocated to the respite room located at the base of Great Arthur House; all contact numbers are the same.

The works will take approximately six months to complete. More information regarding site safety and the programme will be made available as soon as this is all confirmed.

## **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.

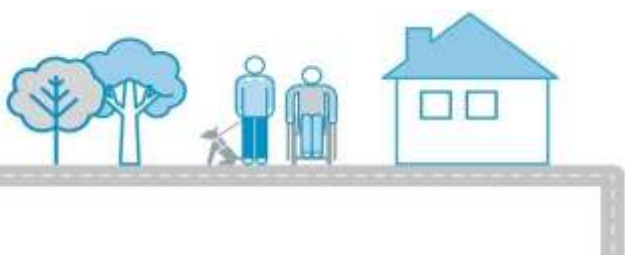
## **Beech Street – Zero Emission**

The City Transportation team are hoping to implement a scheme on Beech Street which will have an impact on some Barbican residents and their driving routes. Please see the web page for details on the [Beech Street Zero Emissions](#) scheme.

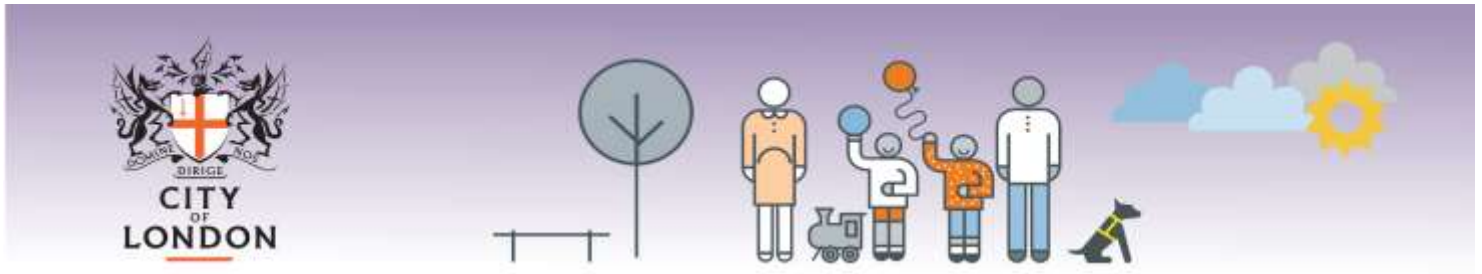
## **COLPAI**

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.

### **On Site progress**

Works on site are progressing well. The residential building is advancing and construction of level ten has now commenced. We expect this to be completed in the next couple of weeks. The fit-out of the educational buildings is well underway, including window, mechanical, electrical and plumbing (MEP), drywall installation and plastering. Works have taken place to the roof of the main school and sports hall.

### **Online Public Webinar**

On Thursday 18 March 2021 at 7pm, an online public webinar will be held to provide an update of the works taking place on-site. The webinar is also an opportunity for members of the community to ask the project team question. Following the webinar a copy of the presentation and imagery shared at the meeting will be available on the [project website](#). A recording of the webinar will also be published on our project website alongside the meeting notes.

To register for the webinar please visit the [project website](#), you will receive an automatic reminder prior to the start of the event with the link to join the webinar.

### **Planning Update**

The project team have provided an update regarding the submission of information to discharge the Delivery and Servicing Plan (DSP) planning conditions for the COLPAI Project.

Stantec has prepared a technical note, which responds to comments made by residents, Transport for London (TfL) and City of London transport officers to the Delivery and Servicing Plan discharge of conditions applications 43, 44 and 46.

A copy of the technical note is available to view on the [project website](#).

We will continue to keep you updated about the planning conditions and applications as we move forward.

Please visit our project website to view monthly [monitoring data](#) results. The monitoring data is also available on the site noticeboard.

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

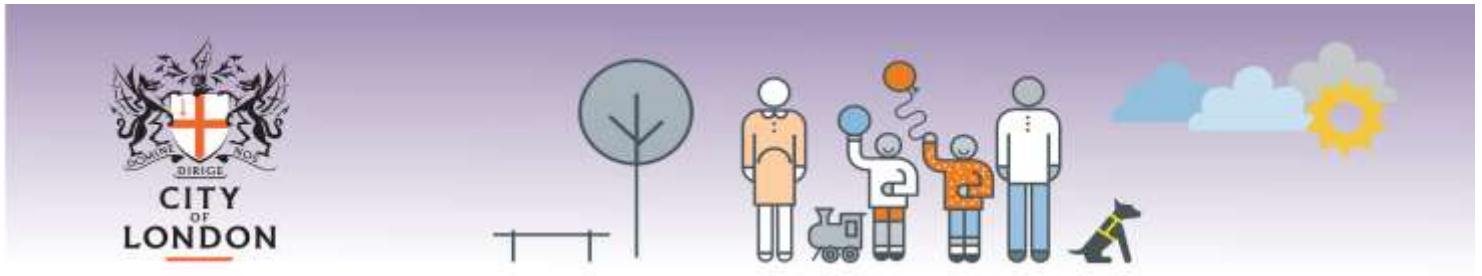
There have been some reports of scams surrounding COVID-19 vaccines.

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.

