

**GOLDEN LANE ESTATE
GREAT ARTHUR HOUSE
Curtain Wall and Window
Replacement Project
RESIDENTS' UPDATE
August 2016**



Previously

Further to my previous newsletter in July 2016, and subsequent issues of 'Keep Up' issued by Keepmoat, I would like to further update residents regarding the above and bring to your attention to a couple of important matters affecting residents.

The Current Situation.

There has been a delay in carrying out the new installations on the western elevation, as extra unforeseen preparations were needed. These are now almost complete and Keepmoat expect to start putting in the new façades and windows shortly.

Keepmoat have been carrying out the necessary surveys of the concrete on the eastern elevation and stripped the render from most balcony walls. Keepmoat will contact residents on this elevation in due course about the next phase of works and will continue to advise residents as and when any works affect individual flats.

Flats in Middle Stacks

During the removal of the existing cladding on the west elevation middle flats, a live electrical conduit was discovered running within the outer edge of the concrete slab. As this conduit was otherwise completely concealed within the building fabric it was only evident once all the cladding had been removed. This electrical wireway was identified as the lighting circuit which serves the light switch located on the living room window reveal. This detail only exists on the west elevation middle flats. (We will only know if this also occurs on the east elevation once its cladding has been removed too).

The installation of the new cladding involves bolting a steel plate to the existing concrete slab edge. These works cannot take place with a live electrical wire running in the slab edge due to the risk of hitting the live wire.

For this reason essential works to isolate and reroute these electrical circuits must be carried out before any installation of the steel beams can proceed. Keepmoat will need access into flats to carry out this work. This will entail running a cable across the ceiling in flats from the central lighting rose to a new switch on or near the partition wall. The new wiring cannot be chased into the concrete slab which forms the ceiling, so will have to be covered with mini plastic trunking. It may be possible that the cables could be better concealed once the work is done but this will be up to individual residents to arrange and pay for, after obtaining necessary permission from the City.

These works have to be done before works on the installation of panels and windows can be started, and residents are asked to contact Rachel at Keepmoat to make an appointment as soon as possible.

Flats in End Stacks (Gable ends)

As residents will be aware, the side windows in the gable end flats (north and south elevation) are due to be replaced under the contract. It was originally hoped that this work could be undertaken as much as possible from the outside of the building. However, when Keepmoat recently undertook the replacement of a pilot window, certain complications arose around the fitting of this.

Please continue overleaf/....

<p>In view of this, the works will now take longer than expected. The original window will be removed and then necessary works to ensure the new one can be fitted will be undertaken along with concrete repairs. Whilst the window is out, the aperture will be covered and weatherproofed, and once the new window is installed, the surrounding internal areas will be made good by Keepmoat. Depending on individual circumstances, works to each flat may take up to seven days to complete, and access will be required by Keepmoat operatives for much of this time. Keepmoat will advise residents further on this in due course.</p> <p>Gable End Pilot Flat</p> <p>It is hoped that the gable end pilot flat window will be completed shortly, and it is still planned to hold and open event so residents may view this. This is likely to be in September and I will let residents know more about this nearer the time.</p>	<p>The City would like to apologise to residents in advance for any inconvenience these necessary and unavoidable works may cause. The Design Team and Keepmoat are doing all they can to minimise disruption and disturbance but with a project such as this, there is always the chance of unexpected extra works being required.</p> <p>If you have any questions about the works, or to arrange appointments for the above, please contact Keepmoat's Resident Liaison Officer Rachel Gladwin:</p> <ul style="list-style-type: none"> • Rachel.gladwin@keepmoat.com • Mobile: 07827 233 080 • Site office: 0207 490 8851 <p>I would again like to reiterate our thanks to residents for their continued cooperation and patience during the works. If you have any queries about the project, please contact me.</p> <p>Lochlan MacDonald Asset Programme Manager City of London Dept. of Community & Children's Services 3 Lauderdale Place , London, EC2Y 8EN Telephone: 020 7332 3939/07785 723501 Email <i>lochlan.macdonald@cityoflondon.gov.uk</i></p>
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