

Golden Lane Estate Projects

OCTOBER 2016 UPDATE

This is a monthly update to keep residents informed about the progress of major works on the estate. Full details on each project will be provided as information is available – this is simply meant as a snapshot of where we are each month.

Under-fives Playground

The site clearance and preparation works have been organised to start on Monday 31 October. The feedback received on the planting design at the last consultation was positive and some additional suggestions of species and plant mixes have been incorporated by the architect. The next step is to discuss the proposals with the City's Open Spaces Team to confirm that the plants proposed are viable (given the size of planters and lack of irrigation) and easily maintained in the long term.

Great Arthur House

Keepmoat are progressing with the works and have installed panels at all flats on the end stacks on the western side, although these still have to be finished off. Work on the middle flats are due to start shortly and we expect all panels to be installed by early 2017.

After the work is completed on the western side, Keepmoat will install the temporary walls to flats on the eastern side. At present, we are unable to give exact dates for this work, but residents will be given plenty of notice by Keepmoat before it starts. Once all temporary panels have been installed, Keepmoat will start the removal of the existing panels and preparatory works ahead of installing the new panels.

The windows to the gable end flats are still to be undertaken. There have been complications with this, but it is still hoped that a pilot flat showing the new window will be available for residents to view.

With the other works required, such as external redecorations, making good and cradle system installation, the final completion of all works is now scheduled to be in the summer of 2017, as previously advised to Great Arthur residents. The City and Keepmoat will continue to keep residents advised of progress and any changes to the programme.

Door Entry Systems

This project is now complete.

Contact Details

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Community Centre

Proposals for the Community Centre refurbishment have now been discussed extensively with the joint officer/resident Steering Group. It is planned that they will be distributed to all homes within the next two weeks, so please look out for them and make sure you give us your comments.

Concrete Testing & Repairs

We are still awaiting the results of Dr Broomfield's analysis of the concrete tests for the majority of the estate and hope to have further news next month. A contractor has now been appointed to carry out further testing on Cullum Welch House. A meeting will take place shortly to agree the start date for the work and this will be overseen by Dr Broomfield.

Windows Replacement Programme

We have received some of the finalised reports and updated costs from the Consultants, and should have the remaining reports back by the end of this week. We will then present a report to committee for approval of the works programme. We have also asked the consultants to provide recommendations around the prioritisation of the works, as this will be a phased programme of works across the estates and this will be reviewed prior to the committee reports being submitted. Subject to approval, we still anticipate that the works will start approximately May 2018.

Internal & External Redecorations

We are still out to tender for a contractor, but all tenders must be in by the end of this month. Once tenders are evaluated, we will carry out consultation and seek approval to proceed from our Committee.

Heating

Nothing further to add since September's update.

Lifts Refurbishment and Water System Works

Work on Great Arthur House continues to be on schedule.

Water System Works

The programme of work on water systems on all our estates has now been approved. This project will replace, update or repair equipment as necessary to ensure that we remain compliant with safety legislation. The specification of works are being finalised in preparation to go out to tender, and the section 20 notices and consultation letters have now been sent.

City of London Primary Academy, Islington

We have no new information on the COLPAI project this month.

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.