

**GOLDEN LANE ESTATE
GREAT ARTHUR HOUSE
Curtain Wall and Window
Replacement Project
RESIDENTS' UPDATE
February 2017**



Previously

Further to our previous newsletter of December 2016, I would like to give residents an update on the project, particularly with regard to upcoming works

The Current Situation.

- Works to the western elevation have been on-going, with all new windows and panels now installed, although some finishing is still required.
- Following on from the remedial works needed, balcony doors on the western side have been completed at the flats in both end columns. Works to the central flats began this week.
- Concrete repairs, and preparation for, as well as actual redecoration, continue across the block.
- Works to pergola on the roof started slightly later than planned due to poor weather but are underway now.
- Woodwork repairs and redecoration on private balconies on the western side are due to begin this month.

Specific Works - Western Elevation

The works on the western elevation are coming towards completion and the removal of the temporary walls from flats has begun. The walls will be dismantled and then moved across the corridor to the flat opposite, on the eastern elevation. The actual removal of the walls should take no more than one day but has to be carried out from within, so access will be required into all flats. Keepmoat are contacting individual residents to arrange dates and times for access and every effort will be made to accommodate individual

requests. However, the works have to be done as quickly as possible so your cooperation would be greatly appreciated.

Following the removal of the walls, there is considerable finishing work and making good required to the interior of your home. Due to the sequencing of trades, Keepmoat advise that access is likely to be required on up to seven working days per flat once the wall is removed. This is unavoidable and again, we'd be grateful for your co-operation. The finishing works will return your flat to a base standard, so that you will then be able to redecorate the area to your own preferences. Please note that full redecoration of rooms will not be undertaken.

Specific Works – Eastern Elevation

Keepmoat have started to make contact with all residents on the eastern side of Great Arthur, to arrange access for the temporary walls to be fitted. Installation will take up to two days to complete, so please ensure that access is made available when requested. This will help Keepmoat to ensure that works on the external face can progress as quickly as possible.

Gable End Windows

The small windows in the gable end flats are also to be replaced under this contract. It was originally envisaged that the works would take only a day or two to complete but complexities were discovered when the window at the pilot flat were removed. This means a lot of extra preparatory works and then making good are required. So, overall, it will take up to five or six days for each

Please continue overleaf.....

window to be installed. Keepmoat are establishing a programme of when each affected flat is scheduled to have works undertaken. Access will be required into each flat at on the first day so that that the window aperture can be sealed with a protective plywood sheet. The subsequent removal of the existing window, the necessary preparatory works and the new window installation will take place from the outside, but after that, finishing off has be done from within the flat. This means that access will be needed at the beginning and the end and there will be considerable noise and disturbance on the other days as well.

Whilst Keepmoat will try and coordinate works so that access requirements for all elements of works (main and gable end windows) are minimised, residents should expect to have to provide access on a very regular basis whilst all the above works are completed.

Pilot Flat

I previously advised that we hoped the pilot flat would be ready for residents to look at during January, but unfortunately this was not possible. However, I am pleased to advise that the flat will be shortly be available for residents to view. The details are:

- **Date: Wednesday 8 February 2017**
- **Where: Flat 59 (15th Floor)**
- **Time : Between 3.00 pm to 7.00pm**

This will give residents an idea of how the flats will look once the new windows are installed, the walls removed and making good undertaken. There will be minor differences between flats but this will serve to give residents an indication of what they may expect to look forward to.

We hope that as many residents as possible are able to visit the pilot flat and view the works. Staff from Keepmoat and the City will be available to talk to residents and answer any queries which you may have.

The Future

As the works now shift from the west to the east elevation, it is currently envisaged that the works will be due to complete in the late summer of this year. If this should change, we will let residents know.

Keepmoat:

As ever, if residents have any queries or need assistance due to the ongoing works, please contact the Keepmoat Site Team:

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The City really appreciate how a project such as this can affect residents and we continue to be grateful for the good humour, cooperation and patience you continue to show during these works. I would like to reiterate my sincere thanks for this.

Please do not hesitate to contact me if you have any queries or if I can help you further.

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