

Golden Lane Estate Projects

AUGUST 2017 UPDATE

CURRENT PROJECTS

Great Arthur House

Work is continuing. There is snagging still to be carried out on individual flats and a number of other aspects of the work to complete, but Keepmoat are still on track to complete by the end of October.

Under-fives Playground

The playground is progressing, with stacks being installed to create the foundation for the play area. In the meantime, all the component parts and stones are being prepared for installation. Detailed progress reports can be found at: www.cityoflondon.gov.uk/services/transport-and-streets/traffic-management/Pages/Golden-Lane-Playground.aspx.

Heating

The project is progressing well and 68 homes have now been fitted with new boilers. We continue to look at options for Cullum Welch and Crescent House.

Lifts Refurbishment

The second lift at Hatfield House is currently being worked on, along with the Bayer House lift. Everything is going well with the project.

Domestic electrical systems

The electrical testing project and installation of hard-wired smoke alarms and heat detectors continues to go well. We expect the work to be complete in September, subject to being able to get access to all flats.

Fire Safety

Work has started to replace the fanlights above Great Arthur House front doors with fire resistant glazing. Two front doors have been identified for replacement and sending to the Building Research Establishment for rigorous testing. This will establish the current fire resistance properties of the doors and will inform our plans for replacements.

A new fire risk assessment for each block is currently being carried out by an independent company. This will look at the feasibility of smoke detectors in communal areas. A feasibility study on fitting sprinkler systems to tower blocks on our estates is now complete and we are expecting to receive the report shortly.

For fire safety information, go to: www.cityoflondon.gov.uk/housingfiresafety.

Contact Details

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PLANNED PROJECTS

Community Centre

Thank you to the residents who attended the Community Centre meet-the-contactor event on 22 August. The centre is currently being emptied in readiness for the refurbishment work to start on 4 September.

New flats at base of Great Arthur House

An event will be held in September at the Ralph Perring Room, for residents to come and look at the plans for the new flats and extra-care facility proposed for the base of Great Arthur House.

We have asked Locality, who are currently working for GLERA on proposals for the management of the community centre, to carry out a resident survey on the estate office. The aim of this is to find out if residents wish the Estate Team to be based in the Community Centre on the estate when it reopens, or if they would prefer all, or some of the team to be based at the Barbican Estate Office instead. It is important that the views of all residents are taken into account, so please look out for the survey in early September and make sure you fill it in and return in.

Estate Lighting, Signage and Accessible Routes

A specialist designer has been commissioned. The Project Manager, Leila Ben-Hassel, will reconvene the resident reference group after the summer and is planning a resident consultation event in September.

Stock condition survey

Stock condition surveys of all tenanted properties will be starting shortly.

Concrete Repairs & Stanley Cohen House Tiling

The bespoke tiles for Stanley Cohen House are being manufactured and will be arriving shortly. Scaffolding is expected to go up within the next week, so that the black plastic can be removed and preparation work carried out.

Tenders for the estatewide concrete repair works are due back in early September and we will then start leaseholder consultation.

Windows Replacement Programme

We will now be seeking approval from our Committee in October to go out to tender for specialist architects and other consultants for this project.

Internal & External Redecorations

Leaseholder consultation is ongoing. We had hoped to appoint a contractor in October, for the work to start on the estate in January. However, further changes will be made to the specification, following consultation, so the work may start later. It will also need to be programmed in to link with the concrete repairs so that we don't end up painting areas which are subsequently repaired. We will keep residents informed on progress.

Water System Works

Nothing new to report.

City of London Primary Academy, Islington (COLPAI)

For the latest news on the COLPAI project, please go to the website:

www.colpai-project.co.uk, where you can find out about the consultation and the progress of plans.

*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**.*