

# Golden Lane Estate Projects

MARCH 2018 UPDATE

## CURRENT PROJECTS

### Great Arthur House

Keepmoat continue to work on the east elevation. Appointments are being made with residents on the west elevation to undertake works. Mast climbers will remain in situ until balcony door replacements are complete. An early summer completion date is still envisaged.

Access remains an issue for the completion of the fire alarm system. It is imperative that residents allow access to their properties and storage sheds for completion of the works. **This urgent work is not optional and 100% of the project must be completed to ensure Fire Safety is maintained.** To arrange access please contact Matt Lam, Project Manager, [Matthew.Lam@cityoflondon.gov.uk](mailto:Matthew.Lam@cityoflondon.gov.uk) or phone 07517 995 621.

### Great Arthur House - Fire Doors

A report has been approved by committee and we are now arranging for testing of the current doors. Following this we will be looking at options for replacement or upgrading the door sets, which need to comply with fire safety and the listed building status.

### Under-fives Playground

Works on the playground have virtually completed, and some minor works identified as part of the snagging process have also been undertaken. The new railings by the stepped area are planned for an end of April installation. The play safety inspector's visit took place on Wednesday 21 March and was successful. The report was handed over to City Officers and the main contractor will remove the Heras fencing soon after allowing

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the site to be formally handed over and opened to the public.

A formal opening will be hosted with Residents and members of the Community and Children's services team after the Easter holidays. We will inform residents of the confirmed date in due course.

The appointed artist and estate resident, Katherine Clarke, has developed the design of the preferred option for the mural (identified at the last resident consultation workshop) and carried out some trials on site. The trials evidenced the need to consider alternative approaches. Ideas were developed further involving graphic designers from the estate and were presented to residents on Wednesday 14 March 2018, alongside a stencil art workshop for younger residents. The artist will be painting the final design during the second week of the Easter holiday and we will be running art activities for Estate children and young people alongside on Friday 13 April, in the afternoon.

For updated information on the playground please visit the web page [Golden-Lane-Playground.aspx](#). To view the Barbican and Golden Lane Area Enhancement Strategy pdf document [Barbican and Golden Lane Area Enhancement Strategy PDF](#)

## **Heating**

Approximately forty boilers are on hold due to on-going works at Great Arthur House. Boiler installations within properties on the wider estate, apart from Crescent House and Cullum Welch House, have been completed.

## **Domestic Electrical Systems**

The first phase of the electrical testing programme has now been completed. We have received tenders back for the second phase, which are currently being evaluated. The testing includes the installation of smoke detectors as part of City of London's commitment to improving safety in your home.

## **Lift Refurbishment**

The lifts at Bowater House were returned to service on 13 March 2018. The final lift works to the second lift at Cullum Welch House are due to complete by mid-April 2018.

## Community Centre

The community Centre is nearing completion with scaffolding due to be removed this month. A recent organised site visit by residents, on Saturday 24 February 2018, allowed the progress to the Community Centre to be viewed first hand. Due to the recent inclement weather, the completion date has been revised to 6 April 2018, which will be followed by a two-week snagging period.

## Concrete Repairs

This project is now with the City of London New Development and Major Projects delivery team. At present, the team are awaiting an updated programme which will be shared with residents.

## Stock condition surveys

Stock Condition Surveys on the Golden Lane Estate, carried out by Savills, have now completed, with an access rate of 84%. Draft reports are being reviewed by Officers. An executive summary will be widely distributed by the Estate, details will be available.

## Fire Safety

Following the completion of Fire Risk Assessments (FRAs) an action plan is being drafted. The FRAs will be published soon.

The City of London has a duty to ensure Fire Safety is maintained in our blocks of flats as part of the Fire Safety Reform 2005. To allow the completion of the early warning detection system in the form of a Fire Alarm, access is required to all properties and communal areas in Great Arthur House. However, access continues to pose an issue. Officers and contractors have made multiple attempts to gain access to those properties which remain outstanding. It is imperative that residents allow access to their properties and storage sheds for completion of the works. **This urgent work is not optional and 100% of the project must be completed to ensure Fire Safety is maintained.** The 'Wake & Watch' service will remain in place until the alarm system is fully commissioned.

Residents will continue to be updated with progress on the webpage, via estate monthly updates, direct contact from Officers and on the Golden Lane Estate Facebook page.

## **Decent Homes Programme**

TSG have been appointed to carry out Decent Homes works on the Golden Lane Estate.

TSG have booked in surveys following a 'Meet the Contractor Event' held on Tuesday 27 March 2017.

## **Leaseholder Payment Options**

The City of London 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 a number of 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 pdf](#)

## **PLANNED PROJECTS**

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

The project Manager has received draft amended plans from the architects which takes into account feedback from planners. There are still some design matters which are currently being addressed before a final check over by the planners is completed. A daylight assessment will be conducted prior to the application being submitted. Officers are aiming for planning submission in April 2018.

### **Internal & External Redecorations**

The final stage of consultation with leaseholders will be completed by February 2018 and we anticipate that works will commence from April 2018. The redecoration programme will be streamlined to avoid conflict with the upcoming concrete repairs and window replacement projects and to ensure there are no unnecessary painting carried out on areas that are soon to be worked on. Details of the redecoration works will be available soon.

### **Great Arthur House-Front Door Replacements**

Committee have approved the recommendations for replacement of the front doors with modern Fire Safety doors. We are now arranging to do some testing based around the current design of the doors and the findings will form the basis of suitable replacement options, taking into account the listed status and planning requirements. Further updates will follow once the testing is complete.

## **Estate Lighting, Signage and Accessible Routes**

An amended lighting and wayfinding brief has been received and reviewed. The City are now assessing the next steps.

Please visit the Golden Lane Major Works page on the City of London website. for a copy of the [golden-lane-lighting-improvement.pdf](#)

For up to date information, email the Project Manager Leila Ben-Hassel, [leila.ben.hassel@cityoflondon.gov.uk](mailto:leila.ben.hassel@cityoflondon.gov.uk).

## **Windows Replacement Programme**

The final stage for the window programme has been approved. Officers are now working with consultant Architects to prepare the tender and appoint a Design Team. It is not envisaged that this work will commence prior to 2020.

## **Gullies and Drainage**

Our consultant has submitted further details for an annual servicing agreement for rainwater goods. Prior to any such agreement being put into place, initial repairs should be undertaken. The draft specification for these works has been drafted and is to be reviewed by technical staff. It is envisaged that repair works will commence in mid to late 2018.

## **Water System Works**

The water tank replacement programme is designed to check and make any necessary repairs or upgrades to hot and cold-water storage tanks as well as pipework in communal areas, tenant flats and estate offices. Due to the wide variation in tender costs submitted and the low level of response a decision has been made to reissue the invitation to tender. Additional information is being gathered to ensure the City receive a better response once the Invitation to Tender is reissued.

## **Redecorations Works**

Officers are preparing to consult with residents on colour options in preparation for the works, which are anticipated to start from April 2018. Estates are being prioritised based on current condition of existing decorations, as well as taking into account current on-going projects. During the works residents will need to remove external plants and other items to allow full access. The Estate office will be contacting residents regarding a temporary storage area for these items during the works.

## **Conservation Management Plan**

City Officers are developing a new Conservation Management Plan (CMP) for the Golden Lane Estate.

The City would now like to create a working party of interested Golden Lane Estate residents to provide clearer guidance for Officers, Consultants and Contractors when carrying out repairs, maintenance and refurbishment works on the Estate. All residents will be contacted directly regarding membership of the of the working party, further details will be available on this webpage.

## **City of London Primary Academy, Islington (COLPAI)**

Regular updates on COLPAI are available at

<http://www.colpai-project.co.uk/>

*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](mailto:goldenlane@cityoflondon.gov.uk).*

Regular updates on Golden Lane Major Works projects are also available on: [Golden-Lane-Major-Works-Project.aspx](#)