



Golden Lane Estate

Weekly Update and Progress 8th March 2019

Welcome to the weekly update from the Major Projects Team.

We are a new team who have been tasked with the delivery of many of the projects happening on Golden Lane Estate and other estates managed by the City of London.

As a team of Project Managers and Clerk of Works, we are currently managing around 50 projects at various stages of design and delivery. We have a large variety of expertise in the team, managing projects from Concrete Repairs to Electrical Testing to Redevelopment. We reported at the end of quarter three that our average customer satisfaction level is still 97% with Decent Homes work on Golden Lane Estate being well received (our target is 91%).

Great Arthur House Front Entrance Doors

Last week, we showed you the new temporary door that was fitted.

The original door is away being tested but, in the meantime, I wanted to know your thoughts on the temporary door.

Please bear in mind the following factors:

- The colour is not quite the exact match we would have on any new doors and there are various colours within the block. We have these agreed colours for application to new doors.
- The frame (and trimmings) would also be stained to match the original frame colour.
- The door is currently rated as an FD30s door which basically means it will last more than 30 minutes in the event of a fire and the 's' denotes that it has smoke seals.
- The door has a closer on the inside. This ensures that the door shuts in case you leave the property in a hurry and don't shut the door.
- The door is Secure by Design which means it has significant features that improve the security of the flat.
- The lock and all integral parts have been tested with the door. Recent tests have demonstrated that a Yale style latch will melt and fall off the door compromising it completely which means overall, that there will need to be a different type of lock used on the new door to ensure it passes as a fire door;
- The lock or handle is 'accessible' adding to the fact that the door set is Part M compliant. This particular door currently does have a raised threshold, but newer doors would have this counter-sunk.
- The fanlight will be glazed and not a fixed solid panel.
- Lastly, the numbers would be slightly smaller to match the originals.



I would welcome any feedback from residents in Great Arthur House on the door please. If I get inundated with emails, please bear with me as it may take me a little longer to respond (if a response is required).



New temporary door

Original door

Feedback on our projects is important to us and the contractors we use so please do offer feedback. This will enable us to continue to improve service we offer and pass on your comments and compliments to those responsible for the good work on our estates.

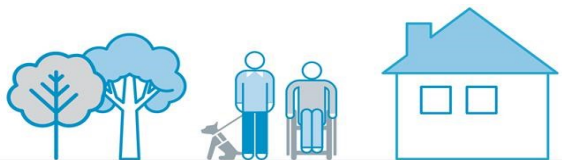
Over the next few pages, I'll provide updates on each of the Golden Lane Projects.



Jason Hayes

Major Projects Team Manager

Jason.Hayes@cityoflondon.gov.uk





Our Projects

Crescent House & Cullum Welch Heating

The report has been submitted to Committee and further notice of events and feedback will be issued in due course. Any breakdowns or issues with boilers should be reported to the repairs team on **0800 035 0003**.

Decent Homes

The decent homes project is now completed at Golden Lane Estate. We would like to thank the Estate Team for their ongoing support during the delivery of the new kitchens and bathrooms and especially thank our residents for their co-operation and patience.

Electrical Testing and Installation of Smoke detectors

314 properties have had electrical testing checks completed on Golden Lane and Middlesex Street by Guardian. 132 properties have had remedial works carried out in Middlesex Street. 113 properties have had remedial works carried out in Golden Lane. 78 satisfaction surveys have been completed by residents to date. The remaining properties where we have had no contact have been passed onto the relevant estate teams to make contact.

Concrete Repairs

Works are largely complete and final snagging and painting is being completed. Our Clerk of Works will be onsite over the coming days checking the last of the works with a view to signing these off as soon as possible. Engie are beginning the process of removing their welfare provision at Great Arthur House at the end of this week

