

Golden Lane Estate Projects

DECEMBER 2018 UPDATE

CURRENT PROJECTS

Great Arthur House

The required outstanding works are now scheduled for January 2019, and this should mean all flats have been completed. As previously advised, any non-urgent repair or maintenance issues with the works undertaken should be reported through normal repair channels. The works on Great Arthur House are covered by a defects period until August 2019.

Great Arthur House - Front Door Replacements

We anticipate door replacements to commence in the New Year with testing to follow shortly after. If any resident has concerns about their front door, please contact the Estates Office.

Heating - Great Arthur House

We are pleased to advise that the remaining boilers at Great Arthur House have been replaced. TSG will revisit some recently completed properties to undertake some minor outstanding works. Any resident that experiences issues with their heating should contact the Repairs team on 0800 035 0003.

Heating - Crescent House & Cullum Welch House

From the residents that attended the drop-in, that was held on the 9 October 2018, out of the various options presented the communal heating was the preferred option. A new report for Committee approval is now being drafted. As there is no Committee meeting in December, it will be submitted for consideration at the January 2019 Committee.

It is now likely that we will also have to undertake a Leaseholder Section 20 consultation, so timescales for this have now also been included. We now expect to start on site in Autumn 2019.

Contact Details

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A circular of frequently asked questions is being prepared for viewing at the Estate Office, providing answers to some of the commonly asked questions. Further updates will be made accordingly.

Testing Electrics and Fire Detection Installation within Tenanted Properties

To date, 308 properties have had electrical testing checks completed on Golden Lane and Middlesex Street by Guardian. On Golden Lane Estate 18 properties have had remedial works carried out. We currently have Four properties outstanding, where appointments need to be booked. There are 69 completed satisfaction surveys completed to date by residents on the Golden Lane Estate and Middlesex Street Estate. One property has refused a smoke alarm.

Testing of Landlords Electrical Installations

The long leaseholder pre-tender consultation letters have been completed, and the tender documents for procurement are being prepared. The tender exercise to appoint a contractor is due to take place in January 2019 and works will start in Spring 2019. The contract will cover several of our estates, so the exact start date for Golden Lane will not be known until the contract has been given to the appointed contractor.

Gullies and Drainage

Minor repairs are being arranged and carried out through Wates. If residents have any immediate problems, they should report this through the normal response repairs system.

Concrete Repairs

All concrete repairs are complete apart from Crescent House. The Crescent House scaffold on Goswell Road is being dismantled with the aim to complete before the start of the Christmas break. The repainting of the repairs on Golden Lane commenced week beginning 17 December and will be completed in the New Year. If you have any queries regarding the concrete repair works, please contact ENGIE UK Senior Contracts Manager Leigh Fussell on 020 7490 8851.

Cullum Welch Concrete Repairs

The re-tender has been released and is due to close early in the New Year, at which point it will be evaluated with a view to works starting in Spring 2019.

Fire Safety

The action plan for Fire Risk Assessments (FRAs) was presented to Committee in early May 2018. Further details will be available on the [Housing Fire Safety](#) webpage, FAQ's for [Golden Lane Estate](#).

All residents of Great Arthur House will have received a letter with the latest updates on the fire safety works. In line with this, officers have also produced a leaflet on the [fire alarm \(112KB\)](#)

A functional fire alarm has been installed and set as a phase evacuation; where the fire alarm activates from two floors above and one below, will evacuate the building, and the remaining floors will receive an intermittent beep to standby.

Fire safety Works

After considering resident feedback and expert advice, the alarm settings at Great Arthur House were adjusted to a lower sensitivity. However, further adjustments were made at the end of November, so that the optical sensor within flats are no longer set to activate. The Communal detectors will still be activated by the optical sensor.

Should any resident have questions about the alarm system, including the evacuation process, please contact the Estate Office.

London Fire Brigade Home Fire Safety Visits

The Fire Brigade currently deliver [free Home Fire Safety Visits](#) every year and with the visits they will also fit fire alarms in all areas where fires can start including bedrooms and living rooms.

The London Fire Brigade now provide specialist alarms for deaf people/people with hearing impairments. They can provide stand alone alarm systems and replacement alarm heads for bellman systems as part of a Home Fire Safety visit. The alarms are free of charge and are fitted as part of the Home Fire Safety Visit.

If you are interested in receiving a visit from the London Fire Brigade or would like further information on the fire alarms, please contact Cindy Roberts, Community Safety Development Officer on 020 8555 1200 ext.30610, email:

cindy.roberts@london-fire.gov.uk or Freephone 0800 028 4428,

Email: smokealarms@london-fire.gov.uk.

Decent Homes Programme

We have worked closely with Planning and TSG to deliver the project to the decent homes standard, keeping in line with the listed building guidelines on Golden Lane. We have completed decent homes work in 28 properties on Golden Lane estate to date.

Golden Lane Community Centre - Update

Arrangements have been made with our contractor, Quinn's, to return to the Golden Lane Community Centre to carry out further minor additional building and improvement works including

- The installation of disabled ramps.
- Installation of an intercom to the front entrance door.
- Additional locks to improve security.
- Installing a drainage channel to the air conditioning unit.
- Changing some defective lights.

As a result of the planned consultation works, we have decided not to proceed with the works to enlarge the interview room at this stage. This work will likely need to be done at a future date, regardless of the outcome of the consultation process and the future use of the space.

This matter was discussed with colleagues in our Planning department prior to discussions and agreement regarding consultation. At this time, they confirmed, in principle, that they would have no objection to this proposal. They did, however, advise that Building Regulations Approval would be required. We have not made an application for Building Regulations Approval and, as such, are not in a position to progress with this work.

All residents 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 \(455KB\).pdf](#)

PLANNED PROJECTS

Proposed flats at base of Great Arthur House

The detailed design process has commenced for the new flats, with our architect working closely with the Mechanical and Electrical engineers and the Planning department.

Estate Lighting, Signage and Accessible Routes

Please visit the Golden Lane Major Works page on the City of London website. for a copy of the [Golden Lane Lighting Review](#), the document outlines the various lighting on the estate. We have worked in-house on research on original lighting, on recording and categorising all existing lighting fittings across the estate, to minimise the cost of fees of the consultant. We are hoping to have a concept design developed so we can meet and share this with residents. For up to date information, email the Project Manager Leila Ben-Hassel, Leila.Ben-hassel@cityoflondon.gov.uk.

Windows Replacement Programme (Including Wider Redecorations)

We are currently re-evaluating the tender approach. Further updates will be made available to residents once the decision has been agreed.

Once the Design Team is in place we will be assessing which estate will need to be prioritised, and once we have an agreed programme of dates for each estate we will communicate this to the residents. The redecorations for the internal and external common parts will commence once the replacement of the windows is complete.

Water System Works

The Water System Works is a programme of works that covers all our Housing Estates, which includes the Barbican Estate. Section 20 Leaseholder Consultation process on the Housing Estates are now complete. Letters for the Barbican Estate went out in October 2018 and the consultation closing date was 22 November 2018, with works expected to start in January 2019. The works will cover multiple estates, so dates will be agreed once the contract has been awarded and notification of these will be provided in future updates.

Conservation Management Plan

The first meeting of the Golden Lane Estate Conservation Management Plan Working Party took place on Thursday 29th November.

COLPAI Project

ISG are continuing the soft-strip and demolition of the site. As you may be aware, works on-site were temporarily suspended due to a gas leak in Basterfield House. The City of London Corporation has been liaising closely with Cadent Gas Limited, who were called out to investigate and report on the gas leak and they have advised that the situation has now been made safe. ISG has been instructed to complete further intrusive surveys and an inspection of the basements to all adjoining buildings. Any services thought to be directed to the site will be traced using a signal generator and a CAT scan. ISG will also excavate a slip trench along the perimeter of the site to expose any services. Demolition work on the COLPAI site recommenced on Monday 17 December. We are planning a drop-in session very early in the New Year where residents can discuss the gas leak and any concerns with City Corporation officers and the contractor, ISG.

We have explored various options for an area of respite to find a quiet space for the local community. Following deliberation, we have set-up an area of respite in the Golden Lane Estate Community Centre. You are welcome to use the break-out space in the lower ground floor of the centre where there are tea and coffee making facilities as well as Wi-Fi from December. The space is fully accessible and will be available to use Monday to Friday from 8am to 6pm.

ISG will also be taking a break over the festive period and the site will be closed from Friday 21 December 2018 to Wednesday 2 January 2019. The site will have a security presence throughout this period.

We will continue to keep you updated on the works taking place on site. Please get in touch with us if you would like to share your thoughts, have any queries about the project or would like to subscribe to email updates. You can also view the recent [COLPAI Project newsletter](#). Get in touch with the team via our website www.colpai-project.co.uk, or write to us at info@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.

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