

Golden Lane Estate Projects

JANUARY 2019 UPDATE

CURRENT PROJECTS

Great Arthur House

The works were completed in August 2018 and are currently under a one year defect warranty, which will expire in August 2019. Any issues with the new windows should be reported through the repairs system.

Great Arthur House - Front Door Replacements

Preparations are being made to remove one of the doors and an interim replacement will then be fitted. As there are backlogs in the UK test centres, the team intend to use European test centres, having first confirmed that they comply with UK standards of accreditation. We are awaiting final approval from Planning as well as confirmation around the dates for the tests to be booked in. Once the tests have been carried out and results received we should be able to give further updates.

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.

Heating - Crescent House & Cullum Welch House

A report has been submitted to Committee for approval and further notice of events and feedback will be issued in due course.

Contact Details

E: goldenlane@cityoflondon.gov.uk

T: 020 7253 2556



Boiler Issues

Any breakdowns or issues with boilers should be reported to the repairs team on **0800 035 0003**.

Testing Electrics and Fire Detection Installation within Tenanted Properties

To date, 311 properties have had electrical testing checks completed on Golden Lane and Middlesex Street by Guardian. On Golden Lane Estate 46 properties have had remedial works carried out. We currently have four properties outstanding, where appointments need to be booked. There are 70 completed satisfaction surveys completed to date by residents on the Golden Lane Estate and Middlesex Street Estate.

Testing of Landlords Electrical Installations

The long leaseholder pre-tender consultation letters have been completed, and the tender documents for procurement are almost finalised. It is still expected that the invitations to tender will be issued in January 2019. The works are still scheduled to 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 contractor has been appointed.

Concrete Repairs

Concrete Testing & Repair works are almost complete. Outstanding works are due to be completed by mid-February 2019, with much of the works remaining being painting to the already completed repairs. The scaffolding has now been removed from Crescent House.

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 contract has been withdrawn from Engie due to commercial and delivery issues. The Project has been retendered and the tender closed in early January 2019. Tenders will now be evaluated, and works are due to start in the Spring of 2019. The scope of works remains the same.

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.

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

Officers have worked closely with Planning and TSG to deliver the project to the Decent Homes standard, in line with the listed building guidelines on the Golden Lane Estate. We have completed decent homes work in 38 properties on the Golden Lane Estate to date and received 24 satisfaction surveys.

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– one ramp has now been installed.
- Installation of an intercom to the front entrance door.
- 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

Cold water tank replacement works have been scheduled to commence on Cuthbert Harrowing House on the 21 October 2019, the works should take approximately six days to complete. Great Arthur House works will commence on the 4 May 2020 and should take approximately five days to complete.

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 with the soft-strip and demolition of the site. As part of the demolition phase, concrete will be crushed on-site for use during the construction phase. We estimate that 2,000m³ of concrete and brick will be crushed and reused on-site. Following the demolition phase, enabling works will be taking place on-site to prepare for construction to begin, this will include pile probing.

Please come and join us at the COLPAI project progress event. The project team, including the City of London Corporation and ISG, our appointed contractor, will be on-hand to discuss the recent gas leak incident at Basterfield House and answer any questions you may have. This event will take place on **Wednesday 6 February 2019 from 6pm-8pm at Tudor Rose Court, Dining Room, 35 Fann Street, London, EC2Y 8DY**. Please feel free to come along at any time.

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. The space is fully accessible and will be available to use Monday to Friday from 8am to 6pm.

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](#)