

Golden Lane Estate

Weekly Update and Progress 1st February 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 3 that our average customer satisfaction level is still 97% with Decent Homes work on Golden Lane Estate being well received (our target is 91%).

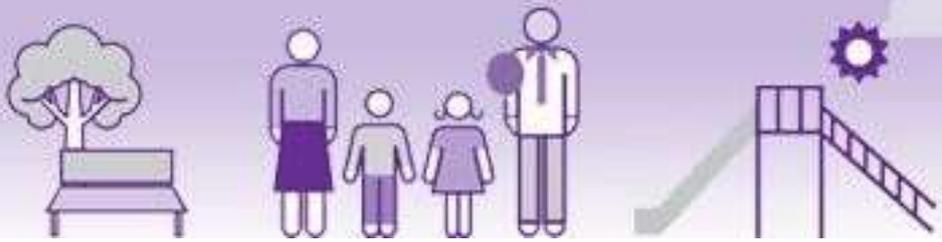
Windows

As reported previously, we have been wandering around Golden Lane Estate looking at all the different window types and visited two void properties this week.

When it comes to the windows, we have many things to think about, not just making the properties warmer and quieter but also how can we overcome ventilation issues, easier opening operation, can they be adapted to suit those that physically cannot reach the top sliders for example, can we improve the insulation of the solid panels, can we improve the safety with hidden restrictors making them safer for families on the estate, how easily can they be cleaned.....all these questions need to be reviewed and taken into account whilst remaining completely sensitive towards the listed status of the estate.



This window (pictured) has two panels that slide across either side of the centre one



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.

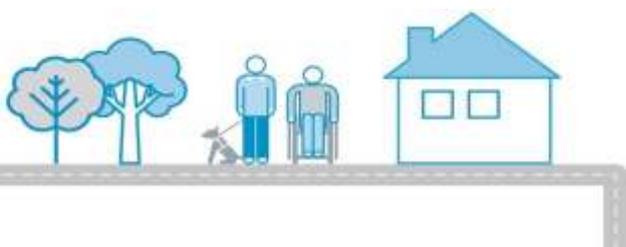
Over the next few pages, I'll provide updates on each of the Golden Lane Projects.

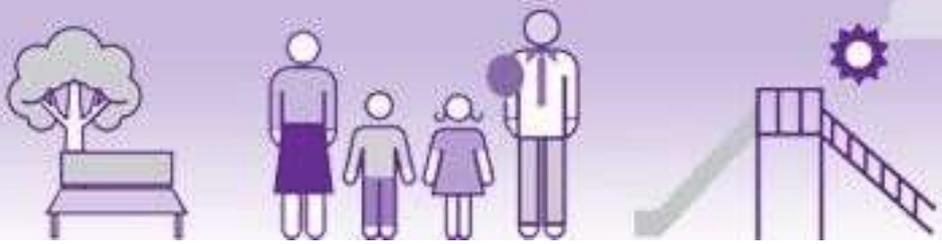


Jason Hayes

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

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 40 properties on Golden Lane estate to date.

Electrical Testing and Installation of Smoke detectors

The electrical testing work includes the installation of smoke detectors and carbon monoxide detectors. The contractors have also been instructed to carry out Portable Appliance Testing on the white goods such as cookers and fridges, for example.

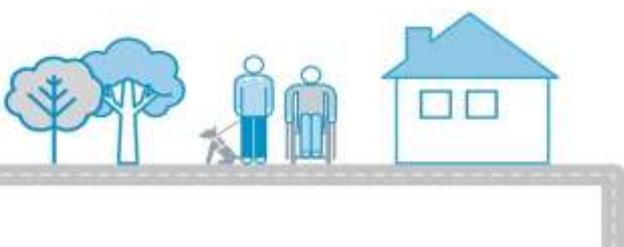
To date, 70 properties have had remedial works carried out and 74 Satisfaction Surveys have been completed by residents, which show customer satisfaction with our contractor, Guardian, at 98%. Four properties are outstanding where appointments need to be booked.

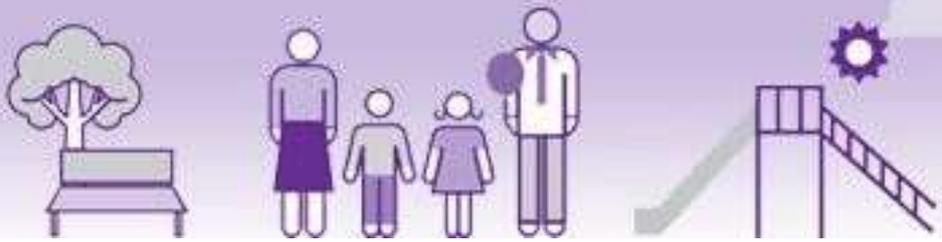
If you are a Leaseholder and are interested in taking up the opportunity of having the electrical test completed and installation of smoke detectors, please contact Jyoti on 0207 332 1734.

Concrete Repairs

Concrete repair works are almost complete with authentic RAL colours being used to match the original colours on the estate. As some of these colours have faded significantly since they were last painted, direct colour matching is being used for these areas.

Please see below the latest updates for the Concrete Repairs from Engie





***Bowater House, Bayer House, Basterfield House, Stanley Cohen House, Hatfield House,
Cuthbert Harrowing House***

Painting works are continuing on all the blocks, with powered access now being used.

Crescent House

*Works to the rear of Crescent are on-going and expected to be completed in 10 days.
We would like to thank all residents of the Golden Lane estate for your ongoing co-operation
with Engie.*

***If you have any queries about the works, please do not hesitate to visit Engie in the site office
located in the well of Great Arthur House.***

