

# Golden Lane Estate Projects

Update March 2019

## 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.

## 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

We are currently procuring a design team to produce the necessary documents required to allow us to apply for Listed Building Consent.

## Testing Electrics and Fire Detection Installation within Tenanted Properties

Electrical testing is complete with exception to a couple of no access properties. Remedial work continues across the estate and is expected to be complete by the end of April, depending on access to properties.

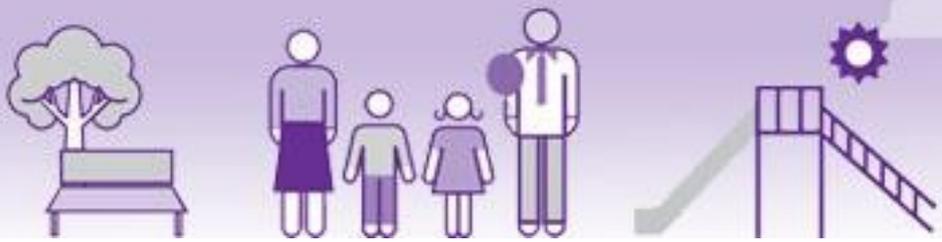
## Testing of Landlords Electrical Installations

The Landlords Electrical Testing tender goes out in March ,Golden Lane is part of a multi-estate programme.

## Concrete Repairs

The repairs are complete, and the contractor is working closely with our Clerk of Works to address snagging items. We are also finishing the core pull tests to ensure the repairs have achieved the structural rigidity that they need. Engie are in the process of removing their containers from the compound next to Great Arthur 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 new tender is currently going through our approval and Section 20 process which should be concluded by the middle of April 2019. Following this, a contractor will be appointed and the works are planned to commence towards the end of the 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.

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

## Decent Homes Programme

The Decent Homes project is now completed on 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.

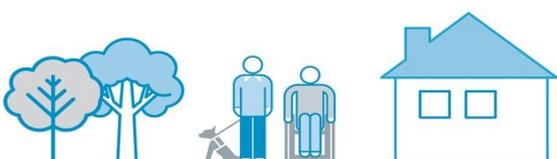
## All residents Leaseholder Payment Options

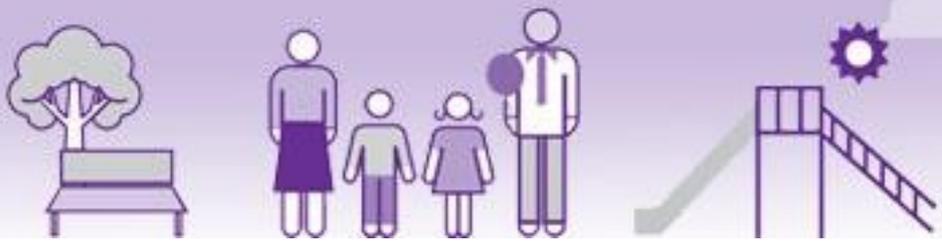
The City of London recognises that it can be difficult for some leaseholders to pay for the cost of major works to their property in one go. We therefore have a number of ways to support you with this. To view the latest guide to the payment options for leaseholders, visit the City of London website,

[Leaseholder Payments \(455KB\)pdf](#)

## Golden Lane Community Centre Update

We are still working closely with our contractor Quinn to address the minor snagging and addition items and are pushing to have these completed as soon as possible. Quinn are responsible for all defects until the end of the liability period in July 2019.





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

The detailed design process is almost complete for the new flats. Consultations events are being organised and residents will be informed of dates.

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

Specialist contractors and light manufacturers have been surveying the site and we are currently waiting for a report back on the outcome.

### **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.

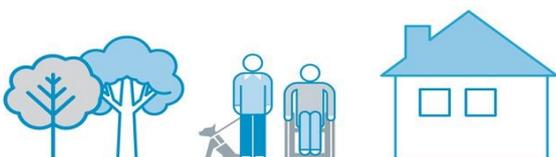
### **Conservation Management Plan**

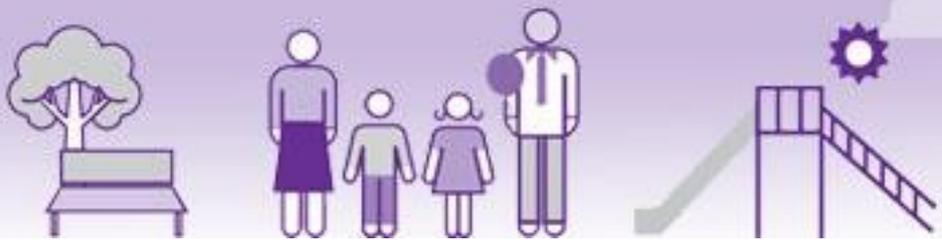
The first meeting of the Golden Lane Estate Conservation Management Plan Working Party took place on Thursday 29th November.

Work is progressing on the conservation management plan and a meeting of the working party is proposed for late April 2019.

### **COLPAI Project**

As you may be aware, asbestos has been found on-site in the ground floor concrete slab. Following this discovery, ISG, in liaison with the City of London Corporation, London Borough of Islington, Environmental Health and HSE, has taken the decision to no longer crush concrete on-site, as previously planned in the Construction Management Plan. Works are well underway to remove the material under controlled conditions by a licensed asbestos removal company. An air analyst has been brought on-site for the duration of the works. Air monitoring is currently being undertaken and we are looking at condensing the results to be shared on a monthly basis, alongside the monitoring results for dust, noise and vibration that are already available. Results are accessible to view on the site noticeboards.





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 get in touch with the team via our website [Colpai Project](#), or [email us](#)

### **COLPAI Project progress meeting**

The project team, including the City of London Corporation and ISG, our appointed contractor, will be on-hand to answer any questions you may have.

This event will take place on **Thursday 25 April 2019 from 6pm-8pm at Golden Lane Estate Community Centre**. Please feel free to come along at any time.

### **Online Community Consultation**

Following review of the COLPAI Project School waste strategy Consultation, along with feedback received after the recent drop-in session, the decision was taken to cancel the current consultation.

We do not believe that the information presented for consultation was as clear, open and transparent as we would wish it to be.

The current planning permission is for Baltic Street West and in-line with the planning permission the waste management plan for Baltic Street West will be shared at an appropriate time.

The City of London Corporation appreciates the concerns of the local community and remains committed to continuing with the consultation process for the COLPAI Project.

The consultation in relation to the replacement of trees on site, adjacent to the allotments, will continue until the advertised date of 5th April 2019.

You can access the consultation through the COLPAI project website at [COLPAI -project.co.uk](http://COLPAI-project.co.uk)

