

Golden Lane Estate Projects

NOVEMBER 2018 UPDATE

CURRENT PROJECTS

Great Arthur House

Some final works are required and are being arranged for completion. 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

Preparations are being made to test two doors, however a testing date and facility have yet to be confirmed. A listed building certificate application will be made for both temporary and permanent solutions. Residents who have concerns about their entry doors should contact the Estate Office

Heating - Great Arthur House

Tenants who received a letter from TSG regarding boiler replacements, had until the 30 November to book an appointment. Further queries can be directed to Matthew Lam on matthew.lam@cityoflondon.gov.uk or 07517 995 621.

Heating - Crescent House & Cullum Welch House

From the residents that attended the drop-in, that was held on the 9th 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

E: goldenlane@cityoflondon.gov.uk

T: 020 7253 2556



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 we currently have five properties outstanding, waiting for electrical tests to be done. There are to date, 69 completed satisfaction surveys 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 sent out and the consultation period ends in early December 2018. Once the consultation period closes, procurement of a contractor will take place and works will be due to start in early 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

The works are approximately 80% complete, apart from Crescent House. The repainting process is now commencing on all the blocks. A sample has now been agreed with the Planning department for Crescent House, which was the last agreement required. Works will now commence on Crescent House and the works should be completed before Christmas. 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

This contract has been withdrawn from the contractor due to concerns over their programme and approach to the delivery of the works. The project is being re-tendered now with a view to starting on site in the Spring of 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 completed decent homes work in 23 properties on the Golden Lane estate. We have also completed electrical testing in 165 properties and will be starting on the remedial works from Monday 3 December 2018.

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](#)

Internal & External Redecorations

The redecoration works on the Golden Lane estate are almost complete, with minor snagging's to complete.

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

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.

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

Over the past month, ISG have begun the soft strip of the site and demolition will continue through December. You will see increased activity and movement on-site through December and January.

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](#)