



# Golden Lane Estate Projects

Update May 2021

## Major Projects Update

With current events unfolding and restrictions being placed around our everyday lives, ultimately changes have to be made. This is no different with our projects. We deliver our projects for people by using people. We need to protect those who are living on our estates and those who are working on them. We have been reviewing our projects on a daily basis taking into account the new developments and decisions being made.

We are aiming to keep as many projects as we can going, by using new innovative ideas and technology and making sensible choices. We are still working hard and completing as many background tasks as possible although it is inevitable that project delivery will be affected by the on-going events around Covid-19. Please be assured that we are working every day to keep all our projects moving in the right direction. We will continue to update you in our regular newsletters and also via the [Golden Lane Major works webpage](#).

## Great Arthur House – Curtain Wall

The Contractor Engie, have requested access to specific flats to investigate some outstanding issues. If you have been contacted, your cooperation in arranging access would be appreciated. We are still working to resolve the issues with the balcony door handles, and some other items, and will advise residents again once we are close to a resolution.

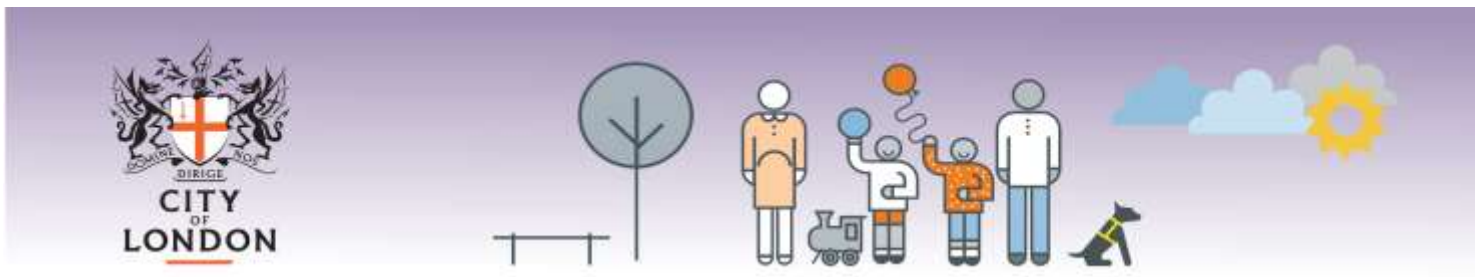
## Windows Replacement Programme (Including Wider Redecorations)

The fortnightly meetings with the Design Team are continuing throughout the lockdown and as mentioned previously we have now submitted a Planning Performance Agreement.

We are looking to divide the project along the lines of the major window types on the estate, namely, Crescent House, the Maisonette blocks, Cullum Welch House, Stanley Cohen House, and Great Arthur House. Future consultations will now be focusing on the individual window types of the estate.

The current presentation focuses on Crescent House and we have finalised the website which includes a video presentation in much the same manner as the previous one. Details have been placed on the notice boards and a letter drop was done to Crescent House to notify residents how to access the website. Hard copies of the presentation slides





are available on request at the Estate office for those residents who don't have access to a computer.

To access the presentation you can type the following link into your internet search browser <https://www.studiopartington.co.uk/gle-windows-may-2021>

As with the previous presentation there will be a section where residents can leave feedback and comments. These will be collated, and responses will also be published.

Ideally, we would have preferred to present the updates to residents in person at the Community Centre, with the Design Team and City of London Corporation Officers present to answer any queries that residents may have. Depending on the continuing easing of current lockdown restrictions, we are hoping for the next residents update to be a face to face event. If this can be facilitated in person, we are hoping to host the next consultation at the Community centre late July or early August 2021. We will continue to monitor official guidance and keep residents notified.

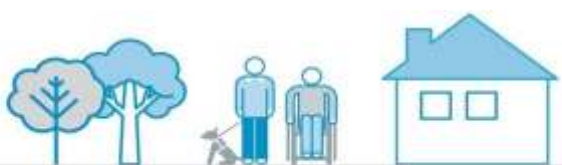
With the Windows project we are continuing to align it with City Corporation's Climate Change Strategy, and we have already held initial meetings with City Corporations' Energy Team.

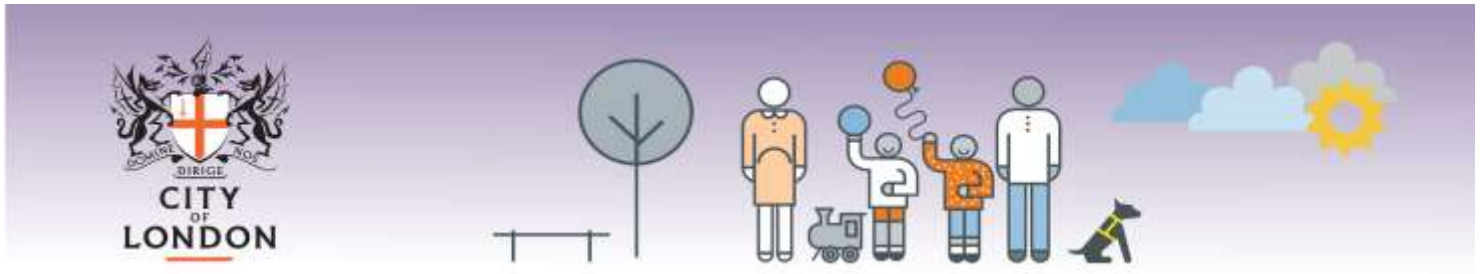
Stand Consulting Engineers and Etude have now been appointed as part of the design team, to consult on structures and thermal modelling respectively. We will be undertaking some opening up works on two empty properties in Crescent House with Stand Consulting to get a more detailed understanding of structural considerations and Etude are already progressing with the thermal modelling analysis.

A Pre-Planning meeting with City Corporation Planning Officers took place at the end of March 2021 and meeting with Heritage England and 20th Century Society took place in May 2021. We are now preparing the Pre-Planning application document for Crescent House, having taken on board comments and feedback from City of London Planning Team, Heritage England and the 20th Century Society. The findings of both the structural and thermal modelling surveys will also be used in the formal Pre-Planning Consultation process.

### **Great Arthur House – Fire Door and Compartmentation**

As with the Windows Project, we created a website which contains information on the progress made during stage two, details of the next steps as we proceed into stage three and an updated indicative timeline.





The website included a section where residents can leave any comments or queries. These are now being collated, and we will publish responses to your queries and make available to all residents.

We understand that not all residents have access to a computer, so we will have paper copies of the responses available on request by contacting your Estate Office. Please keep an eye on the Estate Notice boards for further updates.

We will also try to reach as many residents as possible via email. If you are not already registered, we would strongly encourage those residents who have an email account to contact your Estate Office and ask to be included on the email distribution list.

There are two projects currently underway that are both working to upgrade the fire safety features within Great Arthur House: the compartmentation project and the sprinkler installation project. Our work on the compartmentation project recognises that the sprinkler installation is fundamental to all the compartmentation upgrades and without the installation of the sprinklers any compartmentation work would be significantly less successful.

We are due to meet with the sprinkler project team again in June, at which point we hope to have a better understanding of the scope and the overall programme so that we can align the work being undertaken on the fire compartmentation project. As the sprinkler project progresses, the detailed design of the compartmentation will resume once there is a final, and approved design for the sprinkler installation. Once this has been received work can be completed on the design of the compartmentation works, they can be costed, submitted for Listed Building approval, and then tendered to contractors to carry out the construction work.

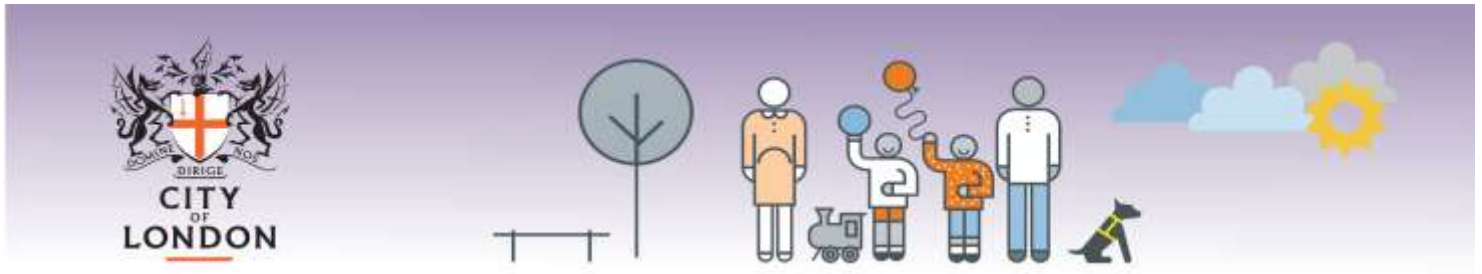
### **Heating - Crescent House & Cullum Welch House**

As mentioned previously, the site and property inspections have now been completed and we are reviewing the range of options submitted by the consultants. We will now be engaging more closely with City Corporation Planning team in refining the scope of works. We have also recently met with City Corporation Energy Team and are in discussion with them on how the project aligns with carbon reduction strategies as well as the work being undertaken on the Windows project.

Considerations of the heating system will be dependant to a large extent on the scope of the works being undertaken on the windows project.

As we progress with the planning and detailed design work on the windows project this will enable us to determine the scope of the works required on this project, and we will





be aligning both projects to comply, as far as is practicable with City Corporation's Climate Change Strategy.

As the windows project progresses into the next stages, we will continue to keep you updated on the heating project, so please keep an eye on the notice boards, Golden Lane Estate website and the monthly newsletters.

### **Great Arthur House Sprinkler Installation**

City Corporation has made a commitment to install retrofitted water suppression sprinklers inside all of our resident's properties, located in our tower blocks. These works are an essential part of our commitment to upgrading the fire safety systems installed in our residential tower blocks. The sprinklers will be installed in the habitable rooms inside residents' flats including the kitchen, living room, bedroom/s, bathroom and externally on the balcony. They are a sophisticated and modern approach to fire safety, being designed to not activate accidentally and also only above the source of the fire. The residential tower blocks include Great Arthur House.

This project has now been given final approval by City Corporation Committee. The tender will now be awarded, and we will be finalising the delivery programme with the contractors. Our ambition is to start the works on Great Arthur House in January 2022, but we will keep residents updated as the situation develops based on government guidance.

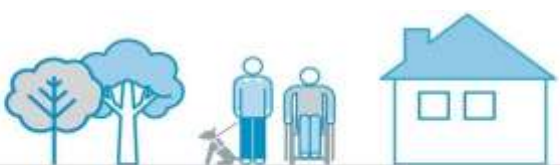
You can view a copy of the 'Great Arthur House Sprinkler Project' booklet on the City Corporation's website, <https://www.cityoflondon.gov.uk/services/housing/golden-lane-major-works-programme>.

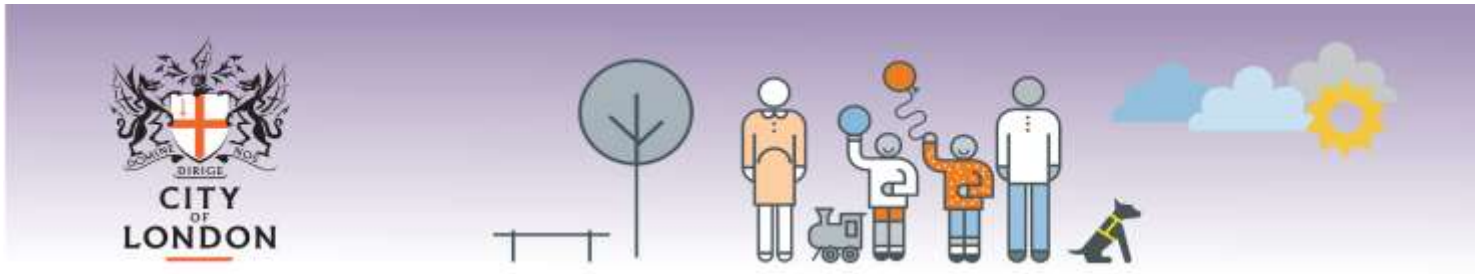
### **Fire Safety**

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.

### **All residents Leaseholder Payment Options**

The City Corporation 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 several ways to support you with this. To view the latest guide to the payment options for leaseholders, visit the City Corporation website, [Leaseholder Payments \(455KB\)pdf](#)

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

The works to convert the ground floor of Great Arthur House to two new flats and a refurbished estate office are continuing and we are still on programme to finish the project in July 2021. There will be some noisy works during the prescribed hours whilst the first half of the works is completed but this will be closely monitored and will reduce as the works progress. The estate office is now functioning from the respite room on the lower ground floor.

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

Surveys of the existing external lighting provision are complete. An Options Report is being prepared for Members to approve the funding and continuation of the project.

### **Beech Street – Zero Emission**

The City Corporation Transportation team are hoping to implement a scheme on Beech Street which will have an impact on some Barbican residents and their driving routes. Please see the web page for details on the [Beech Street Emissions](#) scheme.

### **COLPAI**

ISG are currently on-site undertaking construction works to deliver 66 new social homes and a new primary school. As a local authority, we are committed to smart, safe and motivated working. During these difficult times, we must ensure that we operate 'Business Continuity.' This means having a robust plan in place in order to keep moving forward, contribute to the economy, keep our workforce mobilised and ensure we are in the best possible position to deliver for the local community.

We would like to assure you that the team on-site is working tirelessly to ensure the site operations go above and beyond the Government guidelines. All our contractors are aware of the standards they must uphold, and we revisit these daily at on-site briefings.







## On Site progress

Works on site are progressing well. The residential building is advancing, and construction of final levels has now commenced. . Due to security as well as health and safety purposes, there will be a requirement for emergency strip lighting to be left on at all levels of the residential building. The fit-out of the educational buildings continues, including window, mechanical, electrical and plumbing (MEP), drywall installation and plastering.

## Construction Activities

Construction activities taking place throughout the week commencing Monday 21 June 2021 include:

- Drywall installation.
- Steel Framing Systems (SFS) to the external walls of the residential building.
- Plastering
- Mechanical, electrical and plumbing (MEP) installation
- Roof works.
- Screeding.
- Decorations.
- External Works around the school buildings.
- Hoarding works to Basterfield Service Road.
- Scaffolding on the residential building.

## Working Hours

- Monday to Friday – 8am to 6pm
- Saturday – 9am to 2pm

## On-Site Security

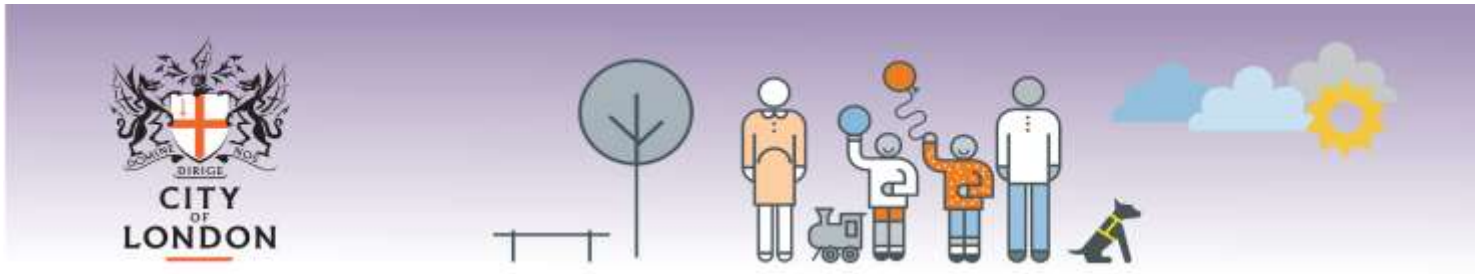
ISG now have a security guard on site full time from 7am to 6.30pm. CCTV security cameras are now monitoring the site 24 hours a day, seven days a week. City Corporation also has CCTV monitoring of the site in place.

## Online Public Webinar

On Thursday 20 May 2021 at 7pm, we held our online public webinar to provide an update of the works on-site and provide the local community with an opportunity to ask the project team questions. Please visit the project website [www.colpai-project.co.uk](http://www.colpai-project.co.uk) to register for the webinar.

You can also join the webinar by telephone





if it better suits your needs by calling 020 3901 7895. The webinar ID is 824 1426 7618.

## Planning Update

The project team have provided an update regarding the submission of information to discharge the Delivery and Servicing Plan (DSP) planning conditions for the COLPAI Project.

Stantec has prepared a technical note, which responds to comments made by residents, Transport for London (TfL) and City of London transport officers to the Delivery and Servicing Plan discharge of conditions applications 43, 44 and 46.

A copy of the technical note is available to view on the [project website](#).

We will continue to keep you updated about the planning conditions and applications as we move forward.

Please visit our project website to view monthly [monitoring data](#) results. The monitoring data is also available on the site noticeboard.

We would encourage everyone to opt in to the digital newsletter by visiting our [project website](#) or emailing the [COLPAI Project team](#) to ensure we are able to stay in touch should physical distributions become unsustainable.

## Public Realm Works in Fann, Viscount and Brackley Streets and Golden Lane.

The works around the Denizen development at 43 Golden Lane will started on Monday 24 May and will be delivered in phases to minimise impact on movement in the area, with one way system operating in Brackley, Viscount and Fann streets to accommodate vehicular access. For more information about the project visit [www.cityoflondon.gov.uk/goldenlane](http://www.cityoflondon.gov.uk/goldenlane) or email [citypublicrealm@cityoflondon.gov.uk](mailto:citypublicrealm@cityoflondon.gov.uk). You can also [sign up](#) to receive our regular project updates directly to your mailbox.

## HELP WITH FOOD AND MONEY

The new national lockdown means that we must stay at home with few legal exemptions.

If you need to shop for essential items for yourself or someone you care for you can but, if you require assistance please contact us:

- Call **020 7606 3030**





- Email [col-covid-19@cityoflondon.gov.uk](mailto:col-covid-19@cityoflondon.gov.uk)
- Fill in the form on our COVID-19 Latest Advice web page:  
[www.cityoflondon.gov.uk/covid19informationsupport](http://www.cityoflondon.gov.uk/covid19informationsupport)
- Or visit our COVID-19 Help with Food and Money web Page:  
<https://www.cityoflondon.gov.uk/services/housing/covid-19-financial-support>.

If you need help with money, debt or other issues, call City Advice, 10am to 5pm, Monday to Friday on **020 7392 2919** or email them at [city.advice@toynbeehall.org.uk](mailto:city.advice@toynbeehall.org.uk). City Advice can help you with:

- Welfare benefits
- Debt
- Housing and legal issues
- Relationships and health and wellbeing

For a full list of what you can and cannot do, web search "Government COVID-19 National Lockdown".

### Scam warning

There have been some reports of scams surrounding COVID-19 vaccines.

The COVID-19 Vaccination Programme is covered by the NHS and is therefore free of charge. You will never be asked for your bank details for the vaccine.

These scams are preying on the elderly, those most vulnerable to the scams who are ready/may be ready for the vaccine, to acquire their bank details.

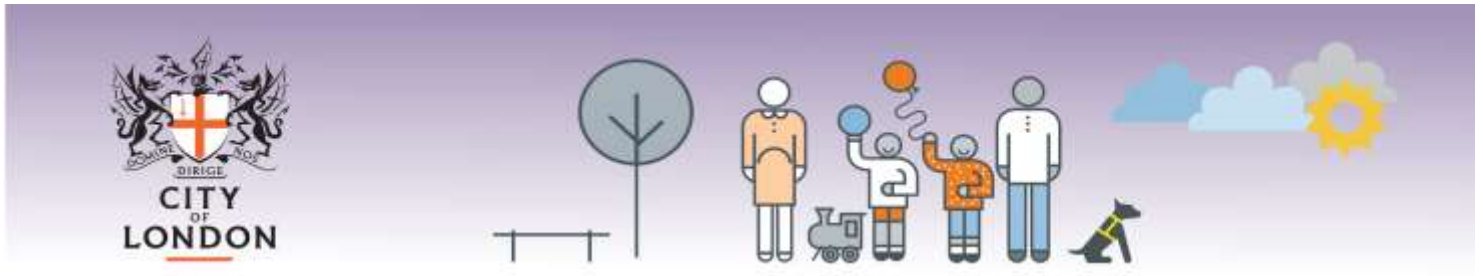
Please tell your friends, family and those you care for who may be vulnerable to this form of fraud to be aware. If you need support through this situation contact Victim Support for free on **0808 1689 111** or visit Victim Support's website.

How to check if the message is genuine:

- Check GOV.UK in the first instance to ensure its genuine.
- The message is fake if you are asked to part with money, personal information, bank details or passwords.
- Always stop to think before sending money or information.







You can always:

- Not respond until you have verified the message
- Report the scam to Action Fraud or
- 
- Forward a text message to 7726 ('SPAM' on a keypad)

For more information visit **ACTION FRAUD**'s website.

