

Golden Lane Estate Projects

JULY 2016 UPDATE

This is a monthly update to keep residents informed about the progress of major works on the estate. Full details on each project will be provided as information is available – this is simply meant as a snapshot of where we are each month.

Under- Fives Playground

We are now ready to go to tender for the building of the playground, and expect to have a contractor in place very soon. We are sorry for the delays to this project, which have been outside the control of either Housing or the Project Manager, but please be assured that we are progressing it as fast as we possibly can.

Great Arthur House

The work is continuing as planned. Keepmoat are continuing the concrete repairs on the west elevation of the building and plan to start on the eastern elevation shortly. The installation of mast climbers on the eastern elevation will be finished by the end of July and those on the north gable end are continuing. A pilot flat for the installation of the gable end windows is being set up and residents will be invited to view this once the work is done.

As always, if you have any queries or concerns, Keepmoat staff are available in the site office from 8am-5pm every weekday. There is also a 24 hour number for any emergencies – this is **07795 318885**.

Community Centre

We are still awaiting the proposals from the architects and will be discussing these with the residents' Working Group when they arrive before making them available for all residents to see and comment on. In the meantime we have had a condition survey of the building done so that we can estimate the cost of all repairs needed. We are also exploring possible sources of funding for the refurbishment.

Concrete Testing & Repairs

The test reports are at present still being reviewed by an independent concrete specialist. He has asked the contractors for some further details so that he can complete his analysis. We hope to receive his review shortly so that we can start work on a specification and get Committee approval to proceed. At this point we will also be able to make the reports available to residents.

Contact Details

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Further testing may be required to the concrete planters and pot holders on the south elevation of Cullum Welch House to find out whether these can be repaired in situ or will have to be replaced. We will update residents on this and proposals to replace the concrete balustrades on the north elevation as soon as we have more details.

Door Entry Systems

Works are progressing well on all six blocks covered by this project (Great Arthur House, Cuthbert Harrowing House, Hatfield House, Crescent House, Cullum Welch House & Stanley Cohen House). It is important that residents allow access for new handsets to be fitted so please do co-operate on this.

At the Residents' Drop-in Session on 12 July, two residents raised issues about the installation of the new door entry system in their blocks. These are being looked into by the Project Manager. If you experience any problems, please contact Mick McGee at michael.mcgee@cityoflondon.gov.uk.

Heating

There is no further update this month from the information we provided in June.

Windows Replacement Programme

We are due to meet the consultants toward the end of July to review and finalise the reports, recommendations and costs. It is likely that we are going to seek committee approval to separate the programme into individual projects so that we can prioritise the works based on the consultants' recommendations.

Internal & External Redecorations

The specification for the redecorations programme is finalised and tenders are being sought. We expect these back by the end of September after which these will have to be evaluated. Consultation with leaseholders will then take place and then we will ask our Committee for approval to proceed – this will all take some months and we expect work to start early in 2017.

At the Residents' Drop-in Session on 12 July, a resident asked if any rotten woodwork will be repaired before redecoration takes place. We can confirm that for woodwork unrelated to windows (which will be addressed as part of the above scheme) this is the case – any previously painted areas will be repaired prior to any repainting.

Lifts Refurbishment

Works to refurbish the Great Arthur House lifts are continuing. A programme for the refurbishment of other lifts on the estate will be sent to residents as soon as it is finalised. It is currently expected that the first of these will start in Spring 2017.

At the Residents' Drop-in Session on 12 July, two Great Arthur House residents raised concerns about out of hours cover for the lift breakdowns and problems with the lift not stopping flush to the floor. These are being addressed with the contractors.

Water System Works

The works have been agreed by committee and we are now in the process of drawing up a specification of works. As reported previously we still anticipate that works are likely to start in April/May 2017.

Former Richard Cloudesley School Site

Some further work is being done on initial proposals for the former Richard Cloudesley site, and pre-planning advice is being sought from the London Borough of Islington. We are planning to hold an event at the old school in September so that residents and prospective parents can see and comment on the proposals. Details of the meeting will be available nearer the time.

We expect this to be the last month that we will hand deliver this update to all homes. From August we will be sending it out by email and via Facebook. Paper copies will be delivered to any housebound residents and made available in the Estate Office for anyone who doesn't have access to email. If you would like to continue receiving this update direct please make sure we have your email address. If you are housebound please let the estate staff know so that they can deliver it to you. Thank you.