

Golden Lane Estate Projects

SEPTEMBER 2017 UPDATE

We have set up a new web page where all information on major works affecting Golden Lane Estate can be found at: **www.cityoflondon.gov.uk/services/housing/housing-estates/Pages/Golden-Lane-Major-Works-Project.aspx**. Alternatively, you can go to the Golden Lane page on the Housing part of the City's website and click on 'Golden Lane Major Works Programme'.

CURRENT PROJECTS

Great Arthur House

City officers are working closely with Keepmoat to address snagging issues in flats and respond to queries raised by individual residents. A series of open events at a show flat are planned, so that residents can see the alternative finishes possible. A letter will be sent out to Great Arthur House residents this week.

Under-fives Playground

The infilling to create the new floor level of the playground is now done. For the latest news on the project, please go to the City of London website and look at: **www.cityoflondon.gov.uk/services/transport-and-streets/traffic-management/Pages/Golden-Lane-Playground.aspx**.

Heating

The project continues to progress well. As well as fitting new boilers, we are carrying out asbestos surveys and carrying out works to kitchens as needed. We are continuing to seek possible solutions for Cullum Welch and Crescent House. Great Arthur House heating installations will be carried out once the curtain walling project is complete.

Lifts Refurbishment

The Bayer House lifts is now back in service and the Hatfield House lift refurbishment will be completed by the end of the month.

Domestic electrical systems

The electrical testing project and installation of hard-wired smoke alarms and heat detectors is now almost complete. Homes which are not part of the current Decent Homes project will have this work done in early 2018.

Contact Details

E: goldenlane@cityoflondon.gov.uk

T: 020 7253 2556



Fire Safety

The replacement of fanlights at Great Arthur House with fire resistant glazing is continuing. We are awaiting the results of front door testing from the Building Research Establishment – residents will understand that they have been overwhelmed with similar requests so this may take some time. New fire risk assessments are in progress and we will be preparing a report for our Committee on other fire safety measures shortly. New fire notices will go up in blocks during the next few weeks to give residents clearer guidance on what to do in the event of a fire. For fire safety information, go to: www.cityoflondon.gov.uk/housingfiresafety.

Community Centre

Work has now started on the community centre refurbishment and we expect it to be ready to open in early April 2018. Consultants Locality are working with GLERA to explore the potential for the centre to be run by residents when it reopens.

Concrete Repairs & Stanley Cohen House Tiling

Work has now started to prepare Stanley Cohen House for the new tiles. The tiles themselves are arriving shortly. Tenders for the wider concrete repairs have been received and are being assessed prior to carrying out statutory leaseholder consultation.

Stock condition survey

Stock condition surveys of all tenanted properties have now started and 50 properties have now been surveyed. These surveys will give us a detailed report on what work is needed to each home, both immediately, and in the future.

PLANNED PROJECTS

New flats at base of Great Arthur House

An event will be held on 5 October, 3.30-5.30pm at the Ralph Perring Room, for residents to come and look at the plans for the new flats and extra-care facility proposed for the base of Great Arthur House. It is hoped that a planning application will be submitted before the end of the year, and residents will have a further opportunity to comment on the plans then.

If the flats go ahead, the Estate Office will need to move. You will receive a survey from Locality in the next week which will ask for your views on where it should move to. You will be able to complete this online or on paper. Please make sure you complete it, so that we know what your preference is and can plan accordingly.

Estate Lighting, Signage and Accessible Routes

A specialist lighting designer has been commissioned and a meeting of the residents' reference group has been held. There will be wider consultation once we have a proposed design for the work.

Windows Replacement Programme

We are currently working with consultant architects to draw up a specification to go out to tender.

Internal & External Redecorations

Consultation responses are being summarised, ready to move to the next stage. Post-tender consultation with leaseholders is due to be carried out in December and we hope that work will start on site in February 2018.

Water System Works

Tenders have been received for the work needed and we expect to complete the assessment of these within a few weeks. We expect the work to start in February 2018.

Gullies and Drainage

Our consultant is currently doing further work to establish a new programme of annual inspections and cleaning.

City of London Primary Academy, Islington (COLPAI)

For the latest news on the COLPAI project, please go to the website:

www.colpai-project.co.uk, where you can find out about the consultation and the progress of plans.

*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**.*