

Golden Lane Estate

Weekly Update and Progress 8th February 2019

Welcome to the weekly update from the Major Projects Team.

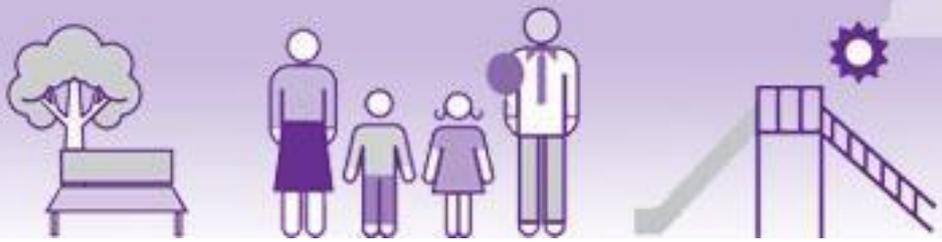
We are a new team who have been tasked with the delivery of many of the projects happening on Golden Lane Estate and other estates managed by the City of London.

As a team of Project Managers and Clerk of Works, we are currently managing around 50 projects at various stages of design and delivery. We have a large variety of expertise in the team, managing projects from Concrete Repairs to Electrical Testing to Redevelopment. We reported at the end of quarter 3 that our average customer satisfaction level is still 97% with Decent Homes work on Golden Lane Estate being well received (our target is 91%).

Great Arthur House Fire Doors

Exciting news this week in that we have a test date to test one of the front doors at Great Arthur House! As previously covered, we need to ascertain any weakness in the existing door system in order to improve the protection afforded by the door itself.





The picture on the front page, shows a test about to start and it may look crude, but this is part of the test completed to BS EN 1364. At various event milestones, observations are made and heat (plus pressure) readings are taken to note the performance of the door (note the various sensors attached the door).

Generally, weak points are around letterboxes, hinges and any other penetrations to the door that could compromise its integrity.

Once the test has been completed, we will have invaluable information as to how the door will perform in the event of a fire and if it requires any upgrades to improve it.

The timescales to having this completed is incredibly fast considering the current demand on our test centres in the UK. Many of our test centres are booked until after the summer with long waiting lists so securing a date so quickly is excellent news.

Feedback on our projects is important to us and the contractors we use so please do offer feedback. This will enable us to continue to improve service we offer and pass on your comments and compliments to those responsible for the good work on our estates.

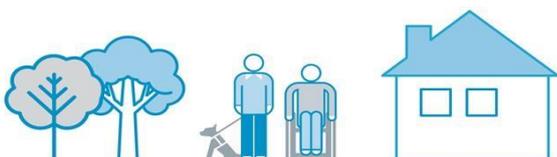
Over the next few pages, I'll provide updates on each of the Golden Lane Projects.

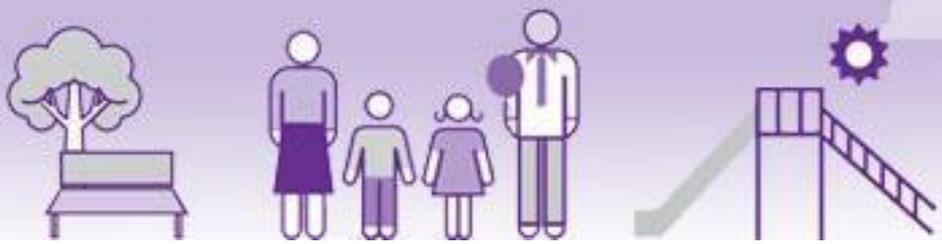


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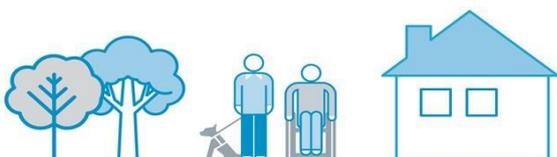
Our Projects

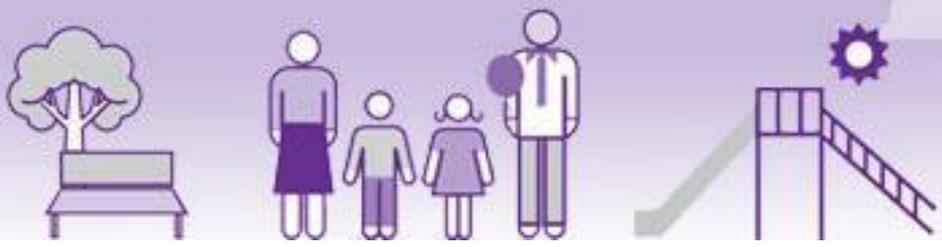
Crescent House & Cullum Welch Heating

The report has been submitted to Committee and further notice of events and feedback will be issued in due course. Any breakdowns or issues with boilers should be reported to the repairs team on **0800 035 0003**.

Decent Homes

Work is ongoing for kitchen and bathroom replacements. We have now completed bathroom and kitchen upgrades in 45 properties. Currently working in the remaining 15 open properties.





Electrical Testing and Installation of Smoke detectors

The electrical testing work includes the installation of smoke detectors and carbon monoxide detectors. The contractors have also been instructed to carry out Portable Appliance Testing on the white goods such as cookers and fridges, for example.

As of Friday 8 February, we have completed 183 electrical tests across the Golden Lane Estate. Please note, Guardian will also be carrying out any remedial works required in November.

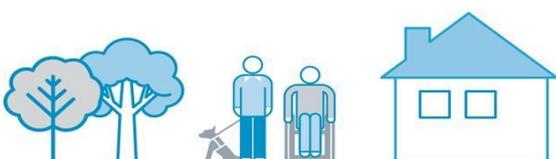
69 Satisfaction Surveys have been completed by tenants, which show customer satisfaction with our contractor, Guardian, at 98%.

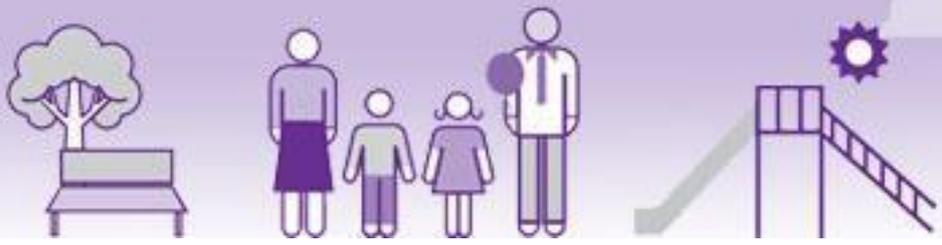
If you are a Leaseholder and are interested in taking up the opportunity of having the electrical test completed and installation of smoke detectors, please contact Jyoti on 0207 332 1734.

Concrete Repairs

Concrete repair works are almost complete. acceptable. Authentic RAL colours are being used to match the original colours on the estate.

Please see latest updates for the Concrete Repairs from Engie for this week on the next page.





Bowater House, Bayer House, Basterfield House, Stanley Cohen House, Hatfield House, Cuthbert Harrowing House

Painting to continue with the majority of decorations completed by the end of next week.

Crescent House

We are hoping to have crescent house concrete repairs complete by the end of next week.

We would like to thank all residents of the Golden Lane estate for your ongoing co-operation with Engie.

Snagging also currently taking place with assistance from Clerk of Works.

If you have any queries about the works, please do not hesitate to visit Engie in the site office located in the well of Great Arthur House.

