

GOLDEN LANE OWNERS ASSOCIATION HISTORY

Chronology of GLOA history and work done on the estate.

- 1973 *A group of people interested in leasing their flats formed the Golden Lane Owners Group within the Tenants Association.*
- 1981 *The first lease on the estate was in Cuthbert Harrowing House. The Corporation as Freeholder decides on external decoration times and repairs and maintenance work.*
- 1982 *The Association was formed during 1982/3 with twelve members.*
- 1984 *They challenged the need to repair flat roofs on four blocks. Through the efforts of a Civil Engineer member of the Association they were able to prove a design fault. Great Arthur House Cradle window cleaning system no longer complies with Health & Safety regulations.*
- 1985 *Housing Act gives Right to Buy lessees the right to a five year forecast of Service Charges so they have an idea of future expenditure.*
- 1986 *Association recognised within the meaning of the Act.*
- 1987 *External redecoration - Association proposal to Corporation that because of the improved masonry paint, decorating should be done every ten years, instead of every five thus reducing service charges. Finally agreed 1998.*
- 1987 *Phase I & II of Corporation's refurbishment scheme for the estate. Door Entry system and screens. Heating, Hot Water and Rewiring Works.*
- 1988 *The Association apportionment case presented for reduction of service charges for Major works in Crescent as shops occupy one quarter of the Block and estate wide because of the extent of public usage. Finally agreed 1998.
Crescent - Lifts & Door Entry project.*
- 1989 *Great Arthur - Concrete repair work/redecoration entailing grit blasting.
Crescent House - External Redecoration & Repairs.
Hatfield House - Renewal of Garden Walls.*
- 1990 *Great Arthur - Descaling of Rainwater Pipes. Asbestos duct panels removed in landing hallways and lift lobbies.
Stanley Cohen House : External & Communal Redecoration and associated repairs.*
- 1991 *Great Arthur - Petition about Corporations decision not to clean windows. We won.
All Blocks - Removal of obsolete communal heating to be replaced with individual heating & hot water in flats. Owners pay for their own systems.*
- 1992 *Corporation decide a clause in Lease gives the right to charge for 'improvements'.
All Blocks except Crescent. (done in 1991) Replacement of Mains Service Heads*
- 1993 *Corporation propose a City Walkway from Fann Street to the Recreation centre, (which comes under HRA not charged to lessees) including the path between the Tennis Courts and the swimming pool, round the northside to the bottom of the steps. This would then be Public and not Private as is the rest of the Estate.
Estate - Car Parking Barrier at Cuthbert Harrowing, manual replaced by automatic.*

Great Arthur House - LEB replace landlords electricity meters for tenants. Also Internal redecoration of common parts. Walls doors etc plus new flooring in halls.
Cullum Welch - Concrete repairs

- 1994 *Golden Lane Estate - After a very successful campaign and with the support of 87% of residents the Boundary Commission agreed the transfer from Islington Council (apart from the Porters building opposite Basterfield House. Now in the City of London.*
Estate Wide - Traffic proposals for Fann Street. No through access.
Basterfield/Bayer - Roof repairs due to water penetration.
Cullum Welch - New Roof.
Gt. Arthur Investigation of the windows due to problems of water penetration.
- 1995 *Corporation proposal for additional housing on estate - GLOA objections lodged.*
All Blocks Survey and maintenance of stop valves to rising mains.
Estate Wide - Emergency Telephones provided
, Gt.Arthur, Stanley Cohen, Basterfield, Bayer, Crescent & Cullum Welch. Glass Security & Weather Protection Screens.
Gt.Arthur Report on Curtain Walling/Windows. Secondary glazing fitted to test window. Not successful.
Great Arthur Improvement to Lift Alarms & replacement of operating panels.
Stanley Cohen - External redecoration including grit blasting.
Bayer, Crescent & Cuthbert Harrowing External redecoration.
Crescent - External redecoration. Re-Tiling of third floor due to water penetration to second floor. Not regarded as entirely successful.
- 1996 *Corporation Housing Committee Chairman cost of replacing Window Cleaning Cradle system to Great Arthur House excessive and excludes from Roof project. GLOA commissioned an Independent report - rejected by Housing sub Committee.*
Estate Wide - City Walkway. Phase 1. Upgrading of area around tennis courts.
Great Arthur - Water stopcock replaced outside front door.
- 1997 *Estate listed by English Heritage in December. No further building permitted on estate.*
All - Survey re Pets in flats. Majority against pets. Policy adopted.
All - Survey re Aerial reception - Poor.
All - Testing of electrics, to distribution box for lessees and inside for tenants.
Stanley Cohen - Balustrade to provide safety rail at north end.
Cullum Welch. - Refurbishment of windows.
Crescent - Replacement of Water Tanks - North end.
- 1998 *Estate - Apportionment letter of Consent/Objection sent to all long lessees. Variation of Lease confirmed April . [Provides for 13% discount on Estate electricity, repairs, caretaking, cleaning and portering, security, gardening, estate office costs. 75% off repair of service roads and Gt.Arthur forecourt. 27% off external/structural repairs and redecoration of Crescent House. 3.9735% off work to common parts and lifts in Crescent, to allow for guest rooms.]*
This was a major success for the Association.
Corporation agrees External Masonry ten year programme instead of five years.
All Blocks Cold Water Tank Inspections - 20 year guarantee.
Bowater - Repair to Roof re water penetration.
Hatfield/Crescent/Cullum Welch - Extl Redecoration.

- 1999 *Estate - Completion of City Walkway. This area now under Highways. Completion of City Education Centre in old Porters lodge. (In Islington) . Colour Scheme consultation. Vote on Original or Existing Colours estatewide. Refurbishment of Estate Office. Crescent - work to window joinery. Replacement of water tanks south end. Bowater and Cuthber Harrowing Houses Redecoration. Paving outside Bowater damaged by Contractor using a mechanical "Cherry Picker". Great Arthur - Windows - Report recommends additional survey & investigation. Work on renewal of Leisure centre Club room roofs. Not chargeable to lessees.*
- 2000 *Association action Official Complaint to enforce Housing Department to provide "Interim" and "Final" details on Actual Service Charges. AGREED. Forgot the next year and the following year! Estate - Millisat contract to upgrade TV to receive Digital and maintain system. New ariel installed. Only partial success. Contract not renewed. Great Arthur - Extnl Redecoration with Grit Blasting & Roof refurbishment. No Cradle. Basterfield/Bayer/Stanley Cohen Redecoration & Joinery Repairs. Due to reorganisation of schedule this was less time than the normal ten years.*
- 2001 *Estate - Meeting with Col administration, mothers and Leisure Centre and AGREED to phase out Netball and allow organised childrens play after school hours. To be ratified by Community Services. Estate - Proposal for TV Integrated Reception System on all estates. Estate Renewal of Landlords electrical wiring in all Blocks by Eastern Contracting. Contractor went into receivership. Cullum Welch & S.Cohen to be finished. Estate - All railings to be upgraded to comply with Health and Safety. Estate - Repairs to uneven paving. Hatfield/Crescent/Cullum Welch & Gt.Arthur - Refurbish Lifts. Phase I. Great Arthur Windows/Curtain Walling investigation budget £79,000.*
- 2002 *Estate - Community Committee agree Netball to continue for one year. Estate - Association obtain credit for Basterfield & Bayer overcharge on last redecoration. Great Arthur & Stanley Cohen undercharged. Cannot be recovered due to eighteen month rule. Estate. Play Pit. Renewal of surface & equipment to meet RoSPA recommendations. Estate. Employment of weekly Hawk to combat pigeon nuisance. Basterfield House - Renewal of paving with bollards. Basterfield/Bayer/S.Cohen & Bowater - Refurbish lifts Phase II.*
- 2003 *Association agrees Goswell Road Boundary of Estate with Planning. Estate - Future redecoration on ALL estates by Greenings under Painting Partnership A.C. Sewell(City) Ltd given contract to complete electrical work on the estate after Eastern Contracting in receivership. Most work to Cullum Welch and Stanley Cohen. Recycling Bins situated end of Bowater and back of Gt.Arthur at garage level. Hatfield/Crescent/Cullum Welch redecoration by Greenings under partnership plan. Gloss paint and wood repairs. S.Cohen work to front porches third floor.*
- 2004 *Corporation introduce new billing arrangements. One invoice a year. Consultation on installation of Integrated Reception System (IRS) TV. All estates. Stock Options Appraisal Process (SOAP) Charge to Leaseholders.*

Introduction of charge for estate parking.

Partnering agreement consultation for Electrical works.

Association gets Corporation to agree "Interim" & "Final" details on Actual.

Association gets Crescent lessees credit re redecoration charges.

Association gets agreement for Tower Block Gt.Arthur window cleaning by abseiling every 6 months.

Hatfield, Basterfield, Bayer, Stanley Cohen Bowater and Cuthbert Harrowing have Safety Lines fitted to roofs.

Trees - Indian Bean Tree replaced. Rotunda trees removed. Fann St. trees replaced

2005 *Estate. Work to refurbish back of the shops under Crescent House.*

Trees on Rotunda replaced

Presentation on Partnership maintenance with In-Space.

Great Arthur House. Programme of Works for 04-05 puts costs of repairs /refurbishment or replacement of windows at £2.5-£5.5 m. No action to be considered until 2010.

Bayer House Door Entry faults reported. Also problems with Basterfield and Bowater.

To be Investigated by Technical Services.

Tree Committee arranges for new soil and buys new roses for Pond area with money from filming on estate. Money voted to them by GLOA and GLETA.

2006 *Estate. City replaces 3 large Planters on Fann St with 12 small Planters.*

All -TV. Integrated Reception System. Work starts on Great Arthur in January followed by other Blocks. Problem with Crescent re listing.

Bayer, Basterfield and Bowater Houses - Replacement Door Entry System.

Bowater House - Gas Pipe replacement after breakdown - external by Transco.

Basterfield, Bayer, Stanley Cohen, Bowater and Cuthbert Harrowing redecoration - Gloss paint only. Plus metal frame exterior doors to all Blocks.

2007 *Estate City Restructuring of Housing. City estates have been divided into three areas for which there is a Neighbourhood Manager. Each estate will have an Area/Quality control manager*

Proposed merger of GLOA and GLETA. The first meeting took place to consider the proposal and produce a Constitution for consideration by members.

Water Rate Credit. Current owners to get a credit as Thames water neglected to adjust the charges when we went into the City from Islington.

Crescent House. TV. IRS completed.

2008 *Estate Survey to vote for or against the two associations merging to form a Residents Association. Votes for 83, against 6, void 4, total cast 93.*

Inaugural meeting held 16th September.

Grounds maintenance now with Stone Forest, external contractor as a result of resident involvement showing that residents can influence the services provided.

Working Party on Residents Constitution.

Working Party on Service Level Agreement.

Great Arthur House door entry Card reader replaced.

2009 *Estate Website approved in principal. Investigation on suitable name and costings.*

New Tennant Services Authority looking for Tennant views on new standards.

Service Level Agreement ready for distribution.

Leisure Centre closed for temporary repairs. Long term repairs are estimated to take 10/12 months.