

Golden Lane Estate

Weekly Update and Progress 1st November 2018

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 have been very successful, with the customer satisfaction levels currently at an average of 97% and many compliments from residents. Our Customer satisfaction is up by 1% this month which we are very happy with (our target is 91%).

Concrete Repairs

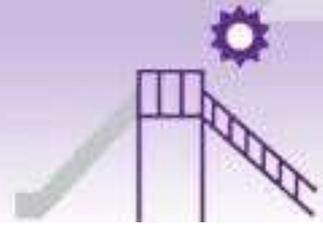
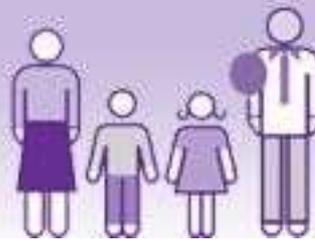
We are finally able to show you a completed and agreed repair with our concrete repair work going on around the estate. The picture on the next page shows a panel where a repair has been completed. The two major repairs (highlighted by the two black circles) have had the reinforcement addressed and protected, then structural repair applied before finishes applied on top of that. We are assisted in the fact that the finishes, on the concrete surfaces surrounding the repairs, are textured and non-perfect from the days of construction.

This particular repair has been carried out on Cuthbert Harrowing House but please respect resident's privacy if you do visit to have a look. The repair has also been seen and agreed by Planning Officers so we are okay to proceed to finish the other repairs on the rest of the estate.

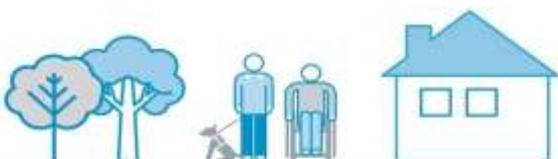
We are also confident that we have a final sample created for Crescent House. This means that we can get on and complete the repairs to the exposed concrete areas. We have been fortunate to find a mix that best suits the information provided by our laboratory analysis and the level of exposure the building has seen since the day the concrete was first cast. For example, if the concrete was cleaned, how would it look with the repairs? The photos below show what has been done to date.

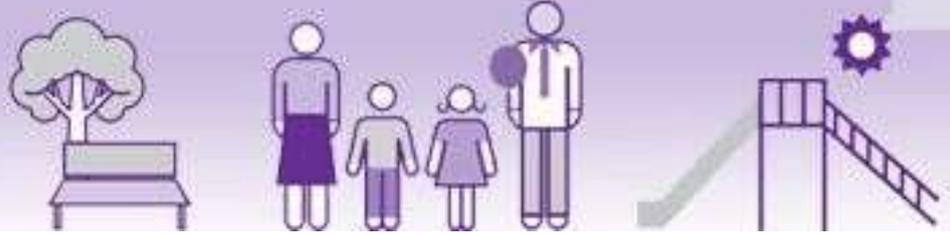


Cuthbert Harrowing House Repair



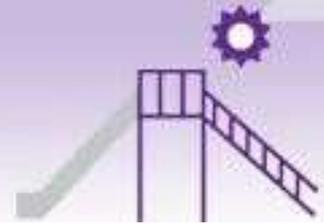
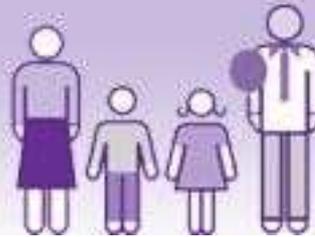
This photo shows some of the various samples mixed and applied in the quest for a 'best match'. The top uppermost samples applied are exactly as the concrete that was poured when the building was first constructed but we must take into account how the colour has changed over time and how it looks right now.





Further matching completed. Please note that any sample repairs will be removed and replaced by the agreed mix, once approved.





The lower lighter area on the left of the photo is our repair area. The area on the right is where the rainwater has cleaned the concrete. This shows the comparison in colours and shows how close the repair matches a clean area of concrete. The repair area is quite fresh and the brightness will dull down slightly and the exposed stones will lose the residue on them over the coming winter months to be more prominent within the repair.

Next week, I will be showing you some completed Decent Homes work demonstrating how we have worked to reserve the listed features inside the properties whilst still creating modern living in very restricted properties.

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

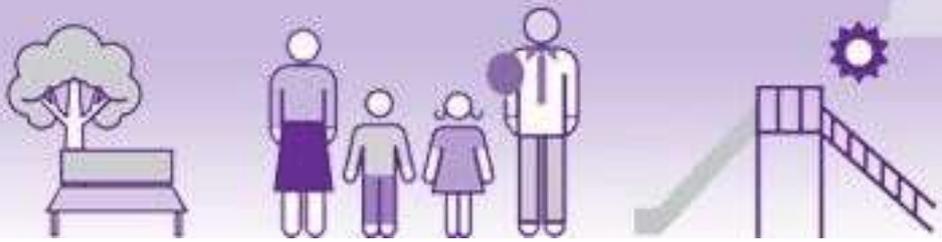


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Our Projects

Golden Lane Heating Phase 1

We have the last few boilers to install as part of the Decent Homes work, with three boilers completed this week. If you are waiting for the boiler replacement as part of the kitchen and bathroom replacement but your boiler is not working properly, please let us know as soon as possible so we can replace as a matter of urgency rather than wait.

Crescent House & Cullum Welch Heating

We are currently making progress with the options report taking into account resident feedback. Please contact the Estates Office should you wish to have a copy of the recent presentation on heating options.

Decent Homes

Work is ongoing for kitchen and bathroom replacements and more properties will be opened in the coming weeks. As of Friday 26th October, TSG have opened up 17 properties at Golden Lane Estate. seven properties have been completed to date.

Redecoration Project

Gt Arthur House

Works are continuing to levels seven to one, with the aim of having these floors completed for the end of next week. This will leave only snagging outstanding to the floors above.

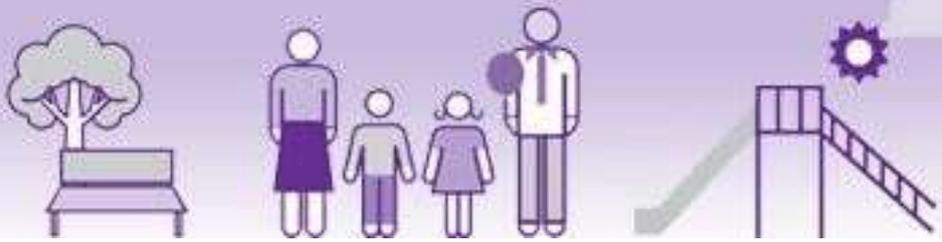
All blocks - Estate wide

Works have been continuing to the main entrances to the blocks with an aim of having all these areas complete for the end of next week with only snagging left outstanding.

Stanley Cohen House

Due to illness this week there has been a slight delay in completing the works within the communal entrance to flats 18 to 22. Works are now due to be complete for the end of next week.





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.

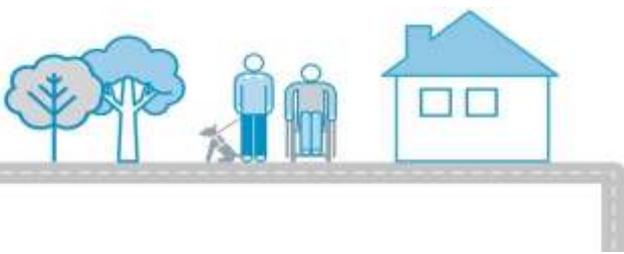
As of Friday, 26th October, we have completed 183 electrical tests across the Golden Lane Estate. Please note, Guardian will also be carrying out any remedial works required in November.

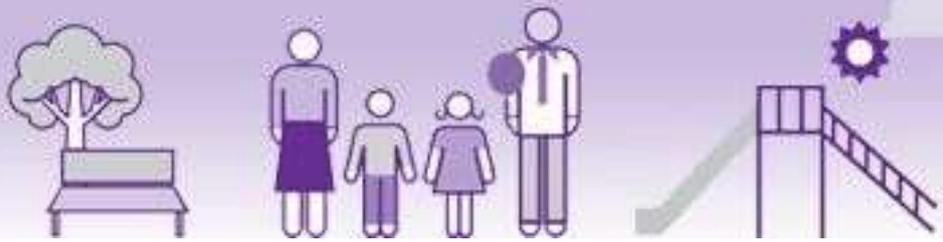
69 Satisfaction Surveys have been completed by tenants, which show customer satisfaction with our contractor, Guardian, at 98%.

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

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





Cuthbert Harrowing House

Concrete works on the front will be continuing this week. We anticipate this will finish by the end of the week

Bowater House, Bayer House, Basterfield House, Stanley Cohen House

We are waiting for the type of paint to be issued, this will allow repairs to be decorated

Hatfield House

Concrete works on the front are progressing well, we anticipate them being completed by the end next week. Painting, once colour agreed, to follow.

Crescent House

We are awaiting final approval of the sample, works can then commence on the block.

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

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.

