

**GOLDEN LANE ESTATE
GREAT ARTHUR HOUSE
Curtain Wall and Window
Replacement Project
Important Information
for Residents
September 2017**



The City and John Robertson Architects have been reviewing the internal finishing of works within flats at Great Arthur House, in reaction to certain concerns, and issues raised by some residents. We have been looking at alternative detailing on window sills and reveals, the balcony doors, the gable end window reveals, hand rails within flats, balcony railings and technical issues relating to the performance of the windows. Flat 101 has been fitted out to show some of the revised details.

The City is keen for residents to see the changes as soon as possible before proceeding further with the works. To this end, we would like to invite all Great Arthur House residents to come and visit flat 101 to look at what has been achieved so far. The flat will be available to view on the following dates:

SATURDAY 30 SEPTEMBER 2017 – From 10.00pm to 4.00pm
WEDNESDAY 4 OCTOBER 2017 – From 6.00pm to 8.00pm
WEDNESDAY 11th OCTOBER 2017 – From 6.00pm to 8.00pm

Whilst it will not be possible to see all the potential modifications, residents will be able to see certain alterations and discuss all aspects with officers and the architects. Comments forms will be available for all residents to complete with any observations that they may have.

The City would appreciate it if as many residents as possible were able to attend. It is important that we get as much feedback as possible to help inform how the scheme progresses.

I look forward to seeing as many residents as possible in at the sessions above. If you have any queries, please do not hesitate to contact Lochlan MacDonald on 020 7332 3939 or by email lochlan.macdonald@cityoflondon.gov.uk

Thank you for your co-operation.

**GOLDEN LANE ESTATE
GREAT ARTHUR HOUSE
Curtain Wall and Window
Replacement Project
RESIDENTS' UPDATE
September 2017**



Previously

Further to our previous newsletter of May 2017, I would like to update residents on the project. I apologise for the delay in sending this update,

The Current Situation.

Following the dreadful events at Grenfell Tower in June, The City undertook a review of the ongoing works and certain modifications have had to be made. The works are still ongoing but the changes required have improved the fire safety of Great Arthur.

With regard to the progress of the works;

- On the western elevation works have generally been completed including balcony decorations. There is still some making good in individual flats to be undertaken.
- On the eastern elevation, all the new windows and curtain wall panels have been installed although the finishing off works still need to be undertaken along with concrete repairs and redecorations
- Works to pergola on the roof and the new cradle system are continuing.
- Installation of the gable end windows has been started at some flats but there are still some works to be completed.
- The Clerk of Works is continuing to check the quality of works undertaken and will in time inspect all flats on an individual basis.

Delays to works.

A number of issues have had to be reviewed

with regard to the finishing off of works within the flats which has delayed things. Also, there are some technical matters relating to the installation which require further work. The City and John Robertson Architects are working with Keepmoat and Fill Metallbau to expedite all matters, so that the works may be completed as soon as possible. We are in discussion with our colleagues in City Planning as well, to ensure that they are informed of any potential changes.

The main items that are still have to be resolved concern:

- The internal finishes to flats;
- The balcony doors
- The performance of the new windows;
- External detailing of the balcony rail.

Given the above, we are not able to give any real certainty about likely completion dates for individual elements or the project as a whole. All parties are working to expedite the works and will let you know when we have any further news.

Other Matters

Central Heating in tenanted flats: The City plan to install new central heating systems within certain tenanted flats which have been identified as necessary. However, this cannot be undertaken until the current project has progressed further. The Housing Projects team are being kept advised about progress so that these works may be carried out as soon as possible. It is likely that the flats on the western elevation will be done first.

Please continue overleaf/.....

Residents who are due to have heating installed should have already been notified of this, but please contact the estate office if you have any queries.

Redecorated balconies: It has been brought to the City's attention that some residents have been stubbing out cigarettes on the recently painted walls of the private balconies. This has meant that Keepmoat have had to revisit flats to repaint the affected areas. Residents are asked to respect the new décor and to extinguish any spent cigarettes using water in the kitchen or bathroom. Keepmoat will be advised not to keep returning to flats to make good this type of deliberate damage.

Western Elevation Balconies: Residents on the western elevation are reminded that they should not use their balconies until the mast climbers on that face are completely removed. This is for your own safety.

Keepmoat:

As ever, if residents have any queries or need assistance due to the ongoing works, please contact the Keepmoat Site Team:

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Resident Liaison Officer
Christine.Coulson@keepmoatregen.com
07500226940

Wayne Salter
Senior Site Manager
Wayne.Salter@keepmoatregen.com
07795 318885

Site Office:
0207 490 8851

On behalf of the City, I apologise again that works have not been able to proceed as planned. We will continue to work with all parties to try and ensure that works are finished as quickly as possible and your continued co-operation is very much appreciated. Please do not hesitate to contact me if you have any queries regarding the works.



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