

HALE VILLAGE

Fire Safety Remediation



KEY TO NOTE

- Regen Facades was pleased to sponsor the Tottenham 10 fun run around the marshes, together with Hale Village, the Tottenham Hotspur Foundation and the Canal and River Trust to continue our support of local events and initiatives – we were also able to help the Hale Village running team to fundraise for the North London Hospice. Well done to everyone that took part!
- Façade remediation works to Crane Heights and Merlin Heights has been completed and the scaffolding has been struck from each building – with the reinstatement of the landscaping programmed shortly. EWS1 certificates have been provided to Pinnacle.
- Removal works to Egret Heights are mostly complete and we have commenced works on the new façade system but some noise disruption should still be expected. Please reach out to the Resident Liaison Officer via rlo.halevillage@regenfacades.co.uk if you have any queries or concerns as we progress.
- Erection of scaffolding to Kingfisher Heights has recommenced and we expect this to be completed by the end of July – façade works will commence shortly afterwards.
- Regen Facades has been contracted to undertake a programme of internal remediation works to each of the Pavilions and this is expected to commence shortly – starting at Crane Heights and working in sequence to Eagle Heights (refer to the table overleaf for anticipated dates and durations). Further details to follow.

CONTACT INFORMATION

EMAIL ADDRESS

rlo.halevillage@regenfacades.co.uk

RLO PHONE NUMBER

07719 908 008

OUT OF HOURS CONTACT

07513 133 234

WEBSITE & FAQS

www.halevillage-remedials.co.uk

PROJECT OFFICE

Unit 3 Hale Works Apartments,
Hale Village, N17 9GU

ANTICIPATED COMPLETION DATES

BLOCK NAME	FAÇADE START	FAÇADE FINISH	EWS1 CERT	INTERNAL START	INTERNAL FINISH
[P1] Crane Heights	2023 January	Completed	Issued	2024 July	2024 Summer
[P2] Merlin Heights	2023 July	Completed	Issued	2024 July	2024 Summer
[P3] Egret Heights	2023 November	2025 Summer	2025 Summer	2024 Summer	2024 Autumn
[P4] Kingfisher Heights	2023 November	2025 Autumn	2025 Autumn	2024 Summer	2024 Autumn
[P5] Lapwing Heights	2024 Summer	2026 Spring	2026 Spring	2024 Autumn	2024 Winter
[P6] Eagle Heights	To be confirmed	To be confirmed	To be confirmed	2024 Autumn	2024 Winter

PROGRESS UPDATE

Crane Heights & Merlin Heights

Façade remediation works to Crane Heights & Merlin Heights are now complete and the scaffolding has been removed – there are some minor works to complete on the ground floor alongside the reinstatement of the landscaping.

Landscape reinstatement works have been programmed for the Summer – the area will be put back as per the pre-works survey carried out by BDP Landscape Architects.

EWS1 certificates have been provided to Pinnacle via the Fire Engineers and copies are available on your portal.

Egret Heights

Façade remediation works continue to progress well with the removal of the existing façade now virtually complete. New Sheathing Board, and EPDM waterproofing to apertures is underway and will continue over the coming period.

Residents should expect noise disruption during this time as we need to fasten directly into your existing wall structure – but please reach out via [rl.halevillage@regenfacades.co.uk](mailto:rl@halevillage@regenfacades.co.uk) if you have any concerns as the works progress.

MONTHLY FAQ

What is an EWS1 Certificate & when will it be provided?

EWS1 certificates are documents that provide evidence that the external walls of a building have been suitably assessed for fire risk and are compliant to safety regulations – they are provided by suitably qualified professionals (such as a Fire Engineer or Chartered Surveyor).

EWS1 certificates will be provided shortly after the planned façade remediation works have been completed (see above table with anticipated dates for reference).

Kingfisher Heights

Erection of scaffolding to Kingfisher Heights has recommenced and we anticipate this to complete by the end of July.

The existing façade will be surveyed at this time (as part of the Façade Design & Engineering process), and we will commence the replacement works shortly afterwards.

Personal belongings must be removed from your balcony prior to the commencement of remediations – those items left on balconies will be done so at your own risk, and Regen Facades has been given permission to remove and dispose of any items obstructing these fire safety critical works.

Please do not access your balcony during the remediations – this is for your safety and security. Door restrictors will be fixed to prevent unauthorised access.

Lapwing Heights

No remediation works are planned for Lapwing Heights for this period but residents should prepare for scaffold erection later in the Summer (following on from Kingfisher Heights).

Resident Steering Group

Please reach out to the Resident Liaison Officer to request to attend or enquire about the regular 'RSG Meetings'.

Regen Facades and the wider stakeholder team would be keen to hear from residents of Egret Heights, Kingfisher Heights and Lapwing Heights – as the works continue to progress.

It is an opportunity for residents and leaseholders to discuss the progress of works and raise any relevant questions directly with the delivery team.

Please reach out to your dedicated Resident Liaison Officer to find out more [rl.halevillage@regenfacades.co.uk](mailto:rl@halevillage@regenfacades.co.uk)