

HALE VILLAGE

Cladding Remediation



KEY TO NOTE

- Regen Facades is now contracted to undertake the cladding remediation works on P3-5 (Egret Heights, Kingfisher Heights and Lapwing Heights) – see anticipated commencement and completion dates within the table below.
- Internal Condition Surveys for Egret Heights, Kingfisher Heights and Lapwing Heights have recently commenced and leaseholders have been contacted by the Resident Liaison Officer to arrange a suitable appointment – alternatively you can reach out to Christina on rlo.halevillage@regenfacades.co.uk
- Landscaping between Egret Heights and Kingfisher Heights will be removed from the 04/12 to facilitate the erection of the scaffolding to Egret Heights – this will also create a safe compound area for the movement of materials.
- A partnership with the art classes at The Engine Room is underway to develop temporary block signage for each of the Pavilions – please reach if you would like to know more about this collaboration or to get involved.
- Installation of Insulation to Crane Heights is expected from 23/10 (working from the ground floor upwards). Removal of the existing cladding system to Merlin Heights is well underway and expected to complete in November.

CONTACT INFORMATION

EMAIL ADDRESS

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RLO PHONE NUMBER

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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 PROGRAMME DATES

Pavilion & Name	Commencement	Completion
Pavilion 1 – Crane Heights	January 2023	Autumn 2024
Pavilion 2 – Merlin Heights	July 2023	Autumn 2024
Pavilion 3 – Egret Heights	December 2023	Autumn 2025
Pavilion 4 – Kingfisher Heights	March 2024	Winter 2025
Pavilion 5 – Lapwing Heights	June 2024	Spring 2026

SHORT TERM PROGRAMME

Programme dates for P3-5 have been revised to reflect the commencement agreement from stakeholders.

Crane Heights - residents should expect the commencement of Insulation, Cavity Barriers and Sub-Frame over the coming period. Installation will commence from the ground floor and work progressively up the building.

Residents should expect activity outside of apartments and a degree of noise disturbance (as the cladding sub-frame will be fastened to the existing steel structure).

Merlin Heights – the scaffolding and debris netting to Merlin Heights has been completed and the removal of the existing cladding system has commenced.

Residents of Level 4 upwards should anticipate activity and some noise disruption outside of their apartments whilst the remaining cladding is removed – this is expected to complete within the next 4 weeks.

Installation of the new weather sheathing board is expected to commence from 23/10 – this ensures the building remains watertight during the replacement works. Details of the new materials can be found at Q24 of the FAQs.

Egret Heights & Kingfisher Heights – residents should expect the removal of the landscaping between Egret and Kingfisher Heights from 04/12.

Scaffold erection to Egret Heights is expected to commence 08/01 next year (so as to not disrupt residents over the xmas period) and will take approximately 10 weeks to erect.

Scaffold erection to Kingfisher Heights is anticipated to start from March next year – further details to follow.

Lapwing Heights – no works are expected to Lapwing Heights this year (other than Internal Condition Surveys via the RLO).

INTERNAL CONDITION SURVEYS

Internal Condition Surveys have commenced to P3-5 and leaseholders have been contacted by the Resident Liaison Officer to arrange a suitable appointment.

You are not obligated to have an Internal Condition Survey but refusal will mean that Regen Facades will not action any internal repairs that may be needed on completion of the façade remediation works.

Please refer to the FAQs for further details about why the surveys are recommended and what to expect on the visit. For reference we were able to survey 100% of apartments within Crane and Merlin Heights.

If you have any questions about these surveys or would like to schedule an appointment, please reach out to Christina via email at rlo.halevillage@regenfacades.co.uk

MONTHLY FAQ

Can I use my balcony during the recladding works?

It has been agreed with Pinnacle Housing that you will not have access to your balcony until all works are complete and the scaffolding has been removed from your building – as the works pose a risk to personal safety.

Access to your balcony will be restricted with a 'Jack-Lock' type adhesive fastener – this will prevent normal access to your balcony but will maintain some ventilation.

Please remove all personal belongings from your balcony or winter garden before the commencement of scaffolding works to ensure the safety of your items.

Personal belongings left on balconies may cause delays to the works – please reach if you require assistance moving certain items rlo.halevillage@regenfacades.co.uk