



KEY TO NOTE

- Regen Facades has been contracted to undertake remediation works to the façade of Eagle Heights and as a continuation of the successful façade works currently underway to Pavilions P1-5 (Crane, Merlin, Egret, Kingfisher & Lapwing Heights) – Design and Fire Engineering works have commenced.
- Mandatory maintenance of apartment ‘Front Entrance Doors’ has been progressing well but some residents have yet to confirm an appointment – this will push back the anticipated completion date and Building Control approval for everyone. Please reach out to rlo.halevillage@regenfacades.co.uk to get a visit booked.
- Landscaping reinstatement works between Crane and Merlin Heights is expected to be completed in November.
- Façade works to Egret Heights are tracking ahead of programme and we have updated our anticipated completion dates to reflect the good progress that’s been made.
- Replacement of the sheathing board and EPDM membrane will continue on Kingfisher Heights – residents should expect some noise disruption during this time as we fasten into the structure. Please reach out to the Resident Liaison Officer to raise any concerns via rlo.halevillage@regenfacades.co.uk
- Scaffold erection and debris netting has been Installed to Lapwing Heights – removal of the existing façade treatments should be expected shortly.

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	December 2024
[P2] Merlin Heights	2023 July	Completed.	Issued.	2024 July	December 2024
[P3] Egret Heights	2023 November	2025 Spring	2025 Spring	2024 August	December 2024
[P4] Kingfisher Heights	2023 November	2025 Autumn	2025 Autumn	2024 August	December 2024
[P5] Lapwing Heights	2024 August	2026 Spring	2026 Spring	2024 August	December 2024
[P6] Eagle Heights	2025 Spring	2026 Spring	2026 Spring	2024 August	December 2024

PROGRESS UPDATE

Crane Heights & Merlin Heights

Repairs to the podium waterproofing between P1 & P2 have been completed and leak tested – these works are aimed at reducing water penetrating to the carpark beneath.

Reinstatement of the gardens is expected to complete over the coming period/November 2024 and will be reopened.

Internal remediation works to the communal areas have also been completed. Maintenance to Front Entrance Doors is on track to complete by December – thank you to all residents for their cooperation with this.

Egret Heights

Façade remediation works are ahead of programme and are now expected to complete in Spring 2025 (we will continue to monitor progress and provide updates as we conclude the remaining works – replacement Carea stone cladding).

Residents should expect some noise disruption throughout this time – please reach out to the Resident Liaison Officer at rlo.halevillage@regenfacades.co.uk to raise any concerns.

Kingfisher Heights

Removal of the existing façade systems at Kingfisher Heights has been completed and we are underway with replacing the Sheathing Board and EPDM membranes.

Residents are reminded to keep balconies clear of personal belongings throughout the remediation works, this ensures a clear and safe space for operatives to work. Items left on balconies may cause delays and will be reported to Pinnacle.

Please reach out to your Resident Liaison Officer to request special assistance via rlo.halevillage@regenfacades.co.uk

Lapwing Heights

Erection of scaffolding and debris netting has been completed to Lapwing Heights with removal work expected to commence in November.

Residents are asked to clear all personal belongings from their balconies to facilitate the works. No personal items can remain on balconies and any obstructions will have to be disposed of to ensure safety critical works can continue.

Access to balconies will be restricted during the construction works using a 'Jackloc' type restrictor – this will prevent access to your balcony but will allow some ventilation. Please reach out to the Resident Liaison Officer or refer to the FAQ sheet at www.halevillage-remedials.co.uk for further details.

Eagle Heights

Internal remediation work to P6 is underway and anticipated to complete in December 2024. Residents should expect to see contractors working and will receive updates on progress.

Regen Facades has been contracted to undertake the façade remediation works at Eagle Heights too, this is anticipated to begin in Spring 2025. A separate newsletter has been issued directly to provide more information about next steps.

Resident Drop-In Session

The next virtual 'resident drop-in session' will take place on the 20th November 2024 at 4.30pm – this meeting provides an opportunity to raise questions directly with the site team and wider stakeholders.

Please reach out the Resident Liaison Officer to request more details about this forum or to receive a link for the Microsoft Teams Invitation via rlo.halevillage@regenfacades.co.uk