

HALE VILLAGE

Fire Safety Remediation



KEY TO NOTE

- Artwork for Lapwing Heights has been developed by Art Workshop and Art4All at The Engine Room in collaboration with NiaArtFr3edom with an unveiling event planned for early October (dates to be advised nearer the time).
- Maintenance work to apartment 'Front Entrance Doors' is underway and the Resident Liaison Officer will reach out to arrange a suitable appointment with you – works will be carried out on a first come first serve basis with 60% of apartments already booked.
- Façade works at Crane Heights and Merlin Heights have been completed and an EWS1 certificate has been provided via Pinnacle on the ARK portal. Internal remediation and maintenance works will continue over this coming period.
- Façade works to Egret Heights continues to progress well with the building now ready to receive new Cavity Barriers and Cavity Insulation – residents should expect activity to increase from next week and as the school holidays finish.
- Removal of the existing façade to Kingfisher Heights has commenced - residents should anticipate some noise disruption at this time. Balconies must remain clear of personal belongings and access will be restricted for Health & Safety reasons.
- Scaffolding erection to Lapwing Heights has commenced – we are targeting for this to be completed by 18th October 2024.

CONTACT INFORMATION

EMAIL ADDRESS

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RLO PHONE NUMBER

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OUT OF HOURS CONTACT

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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 August	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 works at Crane and Merlin Heights are complete with an EWS1 certificate provided via Pinnacle on the ARK portal.

Repair works to the podium waterproofing underneath the landscaped areas are being commissioned – to reduce water penetrating into the carpark beneath. Reinstatement of the gardens will follow.

Internal remediation and maintenance works to communal areas and apartment entrance doors (see FAQ document for further details) has commenced and will continue over the course of the coming period.

Egret Heights

Façade remediation work continues to progress well with the Sheathing Board, EPDM waterproofing, Breather Membrane and Initial Subframe completed – we will continue shortly with the new Cavity Barriers and Cavity Insulation.

Residents should expect some noise disruption throughout this time as we need to fasten directly to your existing wall structure – 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 system at Kingfisher Heights has commenced and will continue over the next couple of months – works to replace the Sheathing Board and EPDM will take place at this time too.

Balconies must remain clear of all personal belongings to provide a clear and safe space for operatives to work. Items not removed from balconies may be disposed.

Lapwing Heights

Erection of scaffolding to Lapwing Heights has commenced – with the courtyard elevation and hoist now completed. Basing of the remaining areas has also completed (with works due to complete around the middle of October).

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 may have to be disposed 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 FAQs via www.halevillage-remedials.co.uk for further details.

Eagle Heights

Bellway Homes are currently procuring remediation works to the façade of Eagle Heights (an update on the commencement of these works should be expected shortly).

Regen Facades has been contracted to undertake the Internal remediation and maintenance works to P6 with works already commencing – residents should expect to see contractors in corridors and notices on progress.

Resident Drop-In Session

The next virtual 'resident drop-in session' will take place on the 18th September 2024 at 4.30pm (providing an opportunity to raise questions with the construction and wider stakeholder team) – please reach out to the Resident Liaison Officer via rlo.halevillage@regenfacades.co.uk to request an invite.