

## HALE VILLAGE

### Fire Safety Remediation



## KEY TO NOTE

- Mandatory maintenance work to apartment 'Front Entrance Doors' is underway. Your Property Manager and the Resident Liaison Officer have sent multiple correspondence to all properties to arrange suitable appointments. If you have not yet scheduled a visit, please reach out to [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk)
- Internal remediation to communal areas will continue over this coming period.
- Artwork for Lapwing Heights has been developed by Art Workshop and Art4All at The Engine Room in collaboration with NiaArtFr3edom. Please join both the artists and the Project Team from 4.30pm on 14th October at The Engine Room for a showcase of the artwork. The unveiling of the banner will take place at 5.30pm.
- Façade works at Crane Heights and Merlin Heights have been completed and an EWS1 certificate has been provided via Pinnacle on the ARK portal.
- Façade works to Egret Heights continues to progress well with the Installation of the cladding sub-framing and Insulation (with works tracking ahead of programme).
- Removal of the existing façade to Kingfisher Heights will continue this period.
- Scaffold erection to Lapwing Heights continues to progress well and is on target to be completed this coming period – with removal works to commence shortly thereafter.

## CONTACT INFORMATION

### EMAIL ADDRESS

[rlo.halevillage@regenfacades.co.uk](mailto: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](http://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 Summer	2025 Summer	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	To be confirmed.	To be confirmed.	To be confirmed.	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 – with the reinstatement of the gardens expected shortly.

Seven properties in Crane Heights & Merlin Heights have not confirmed a visit for the mandatory front door maintenance works – this has unfortunately pushed back the completion date for the blocks and the mandatory Fire Engineers final sign off, so we encourage any remaining residents to reach out to [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk) as soon as possible to get an appointment arranged.

### Egret Heights

Façade remediation works are progressing well and tracking ahead of programme (we will monitor the overall completion date and advise of any betterment nearer the time).

Replacement Carea stone cladding panels are expected to be commenced shortly and will progressively cover the building.

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](mailto:rlo.halevillage@regenfacades.co.uk) to raise any concerns.

### Kingfisher Heights

Removal of the existing façade system at Kingfisher Heights is underway and expected to complete in the coming period – with replacement sheathing board and EPDM commencing shortly and followed by the replacement cladding system.

Balconies must remain clear of personal belongings, ensuring a clear and safe space for operatives to work. Items left on balconies may cause unnecessary delays to the progress of the remediation works and will be reported to Pinnacle.

### Lapwing Heights

Erection of scaffolding to Lapwing Heights is programmed to complete in October with the commencement of the façade removal to take place shortly thereafter.

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](http://www.halevillage-remedials.co.uk) for further details.

### Eagle Heights

Bellway Homes is currently procuring remediation work 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 will receive updates on progress.

### 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](mailto:rlo.halevillage@regenfacades.co.uk)