

## 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 – to help provide better visibility to the building during the façade remediation works.
- Regen Facades recently supported The Engine Room with their Summer Festival – we were pleased to contribute towards the event which included a Live Band, Art and Craft Activities, and a Bouncy Castle for local families.
- Regen Facades has been contracted to undertake a programme of internal remediation works to P1-6 (Crane, Merlin, Egret, Kingfisher, Lapwing, and Eagle Heights) – with the works commencing at Crane Heights and working in sequence towards Eagle Heights (please refer to the table overleaf for anticipated dates and durations).
- Façade works to Crane and Merlin Heights have been successfully completed and the EWS1 certificates have been provided. Internal remediations to communal areas and apartment front doors has commenced. Please reach out to the resident liaison officer to find out more about the works via [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk)
- Façade works to Egret Heights continues to progress well – residents should anticipate some noise disruption as we change the cladding subframe (as this needs to be directly fastened to your existing wall structure).
- Façade removal works to Kingfisher Heights are now commencing. Personal belongings must be removed from your balcony to facilitate access – please refer to the FAQs on the website for more details.

## 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	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 works at Crane and Merlin Heights have completed and the EWS1 issued. Internal remediation and maintenance works have now commenced to communal areas and front doors – these works are expected to take 4-6 weeks (subject to necessary bookings with leaseholders).

Repair works to the podium level waterproofing have been commissioned to help reduce water penetrating through to the car park below – these works will be undertaken and the gardens will then be reinstated.

### Egret Heights

Façade remediation work continues to progress well with the removal of the existing façade now complete – we are now installing sheathing board and EPDM to apertures (to ensure the building remains watertight) as well as commencing the new cladding system.

Residents should expect some noise disruption as we change the cladding subframe (as this needs to be directly fastened to your existing wall structure).

### Kingfisher Heights

Erection of scaffolding to Kingfisher Heights has completed and the removal of the existing façade has commenced – this will continue over the coming period.

Personal belongings must be removed from your balcony to provide a clear and safe space for operatives to work. Items not removed from balconies may be permanently removed.

### Lapwing Heights

Residents should prepare for the erection of scaffolding.

### Resident Drop-In Session

The ‘Resident Steering Group’ has been repurposed to a ‘Drop In Session’ to help encourage attendance – these meetings are an opportunity for residents and leaseholders to discuss the progress of works and raise questions directly to the team and wider stakeholders.

These are virtual meetings and the next one will take place at 4.30pm on 18th September. Please reach out to the RLO via [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk) for more details.

## MONTHLY FAQ

### What Internal remediations are taking place?

A Fire Safety Assessment (FSA) has been undertaken on each building, and some internal remediation works are required to improve the overall risk rating – this includes the following:

- Firestopping works within the communal ceiling void above each apartment front door.
- Maintenance of communal fire doors.
- Maintenance of communal riser cupboard doors.
- Maintenance of apartment front doors.

The FSA is an assessment of the internal areas of a building to identify, assess and categorise the risks posed by internal wall systems – and provides recommendations to improve the risk rating.

The Fire Risk Assessment has been carried out by a qualified Fire Engineer and these works will enhance the performance of the building under the new Building Safety Act.

Please reach out to the Resident Liaison Officer if you have any queries about these works as they progress.