

## HALE VILLAGE

### Cladding Remediation



## KEY TO NOTE

- Regen Facades will be donating materials to the local allotments on Mill Mead Road as part of our continued commitment towards social value and to support local initiatives – this includes various materials that have been removed from the Pavilions which will be repurposed to create raised flower beds and fences.
- Block artwork for Egret and Kingfisher Heights has been developed with Art4All and Art Workshop at The Engine Room with NiArtFr3edom – you are invited to see the showcase and watch the unveiling at 17.30 on 22nd April.
- Façade remediation works to Crane and Merlin Heights remain on programme and residents should soon expect the progressive striking of the scaffolding as the remaining works are completed.
- Residents will note that the scaffold erection to Egret Heights has since been completed and the flame-retardant debris netting installed – with the removal of the existing system programmed to commence shortly.
- Balconies to Egret Heights and Kingfisher Heights should be cleared of personal belongings to ensure their safe keeping and to provide a clear working area for the operatives throughout the duration of the remediation works.

## 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
Crane Heights	2023 January	2024 June	2024 Summer	To be confirmed	To be confirmed
Merlin Heights	2023 July	2024 June	2024 Summer	To be confirmed	To be confirmed
Egret Heights	2023 November	2025 Summer	2025 Summer	To be confirmed	To be confirmed
Kingfisher Heights	2023 November	2025 Autumn	2025 Autumn	To be confirmed	To be confirmed
Lapwing Heights	2024 June	2026 Spring	2026 Spring	To be confirmed	To be confirmed

## PROGRESS UPDATE

### Crane Heights

Façade remediation works to Crane Heights are now almost complete with the remaining works to be finished by early April – this will then be followed by the progressive removal of the scaffolding.

Residents are advised that the Installation of the decking to balconies will be noisy and disruptive (as the works must take place on location and cannot be fabricated away from site).

Façade remediation works are ahead of programme, and we expect the EWS1 certificate to be provided by July 2024 – this will be made available via your Property Manager.

### Merlin Heights

Installation of the Cavity Barriers, Cladding Sub-Framing and Cavity Insulation has now been completed – and the façade finishes are now programmed to commence (Carea Stone Cladding, Rockpanel FSXtra and Rendering).

Progress to Merlin Heights has been good and we expect to complete the works ahead of schedule – this will enable us to provide an EWS1 certificate earlier than expected.

Residents should reach out to the Resident Liaison Officer if they have any queries about what to expect over the coming weeks via [rl.o.halevillage@regenfacades.co.uk](mailto:rl.o.halevillage@regenfacades.co.uk)

### Pavilion 3 - Egret Heights

Residents will notice that the scaffolding to Egret Heights has been completed together with the flame-retardant netting.

Removal works for the ground floor benchmark area has now commenced and other areas expected to commence shortly.

### Kingfisher Heights

Erection of scaffolding to Kingfisher Heights will continue for the next 6-8 weeks and will then be followed by the removal of the existing cladding finishes.

Removal works to the ground floor benchmark area has now commenced – with all other areas pending the completion of the scaffolding.

Residents should expect some disruption at this time as the erection of the scaffolding can be noisy – please reach out to [rl.o.halevillage@regenfacades.co.uk](mailto:rl.o.halevillage@regenfacades.co.uk) to find out more.

### Lapwing Heights

Removal works to the ground floor benchmark area has now commenced – with all other areas pending the completion of the scaffolding (not expected to start until Summer).

## MONTHLY FAQ

### Will the scaffold be wrapped with debris netting and what impact will this have on light to my apartment?

The scaffolding will be wrapped with white flame-retardant debris netting to reduce the risk of injury or property damage caused by falling objects – creating a safer space for workers and pedestrians.

The netting is made from a lightweight, porous material that allows light to pass through, making it suitable for re-cladding schemes where residents remain in-situ.

Please refer to the FAQ document for further details.