

## HALE VILLAGE

### Cladding Remediation



## KEY TO NOTE

- Façade remediation works to Crane and Merlin Heights remain on programme and we expect the scaffolding to be struck over the next 4-6 weeks (as the remaining cladding works are completed and certified).
- Residents should expect some noise disruption as the scaffolding is removed (we will do our best to keep this disruption to a minimum) – please reach out to your Resident Liaison Officer if you have any concerns via [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk)
- Façade remediation works to Egret Heights will accelerate over the next period as we continue the removal and replacement of the cladding system – residents should also expect a level of noise disruption during this time.
- Scaffolding to Kingfisher Heights will recommence once the remaining scaffolding has been removed from Merlin Heights – we expect this to be from the end of June.
- Banners for Egret and Kingfisher Heights are now displayed on the scaffolding and the artwork for Lapwing Heights is being developed in collaboration with Art Workshop and Art4All at The Engine Room with NiaArtFr3edom (and we are discussing options with Pinnacle and HV about whether we can repurpose the artwork from Crane and Merlin Heights – now that works here are coming to a close).

## CONTACT INFORMATION

### EMAIL ADDRESS

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### 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	Pending.	To be confirmed	To be confirmed
Merlin Heights	2023 July	2024 June	Pending.	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 coming to a close and the remaining scaffolding has been struck from the building – with a small area on the ground floor still to do.

EWS1 certificates can be expected shortly (they are provided by a third party and will be made available to your Property Manager prior to being shared with leaseholders).

### Merlin Heights

Façade remediation works are now virtually complete with the remaining works to be carried out as we progressively strike the scaffolding (completion expected end of June).

EWS1 certificates can be expected shortly (they are provided by a third party and will be made available to your Property Manager prior to being shared with leaseholders).

### Egret Heights

Removal and replacement of the existing cladding system is expected to accelerate over the coming period (commencing with the changing of the Sheathing Board and EPDM).

Residents should expect noise disruption during this time – but please reach out via [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk) if you have any concerns as the works progress.

### Reinstatement of the Gardens

Landscaping reinstatement between Crane Heights & Merlin Heights will commence shortly after the scaffolding has been struck – and will be put back as per the survey carried out via BDP Landscape Architecture prior to removal.

### Kingfisher Heights

Erection of scaffolding to Kingfisher Heights is programmed to recommence at the end of June and following the successful strike to Crane and Merlin Heights.

### Lapwing Heights

Façade works to the ground floor benchmark area have been completed and approved by Building Control.

No further works are planned for Lapwing Heights this period – with scaffolding expected to start later this Summer.

## MONTHLY FAQ

### Can I use my balcony during the remediation works?

It has been agreed with Pinnacle Housing that you will not have access to your balcony until all works are complete and the scaffolding has been removed from your building – as the works pose a risk to personal safety.

Access to your balcony will be restricted with a 'Jack-Lock' type adhesive fastener – this will prevent normal access to your balcony but will maintain some ventilation.

Please remove all personal belongings from your balcony or winter garden before the commencement of works to ensure the safety of your items.

Personal belongings left on balconies may cause delays to the remediation works – please reach out if you require assistance via [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk)