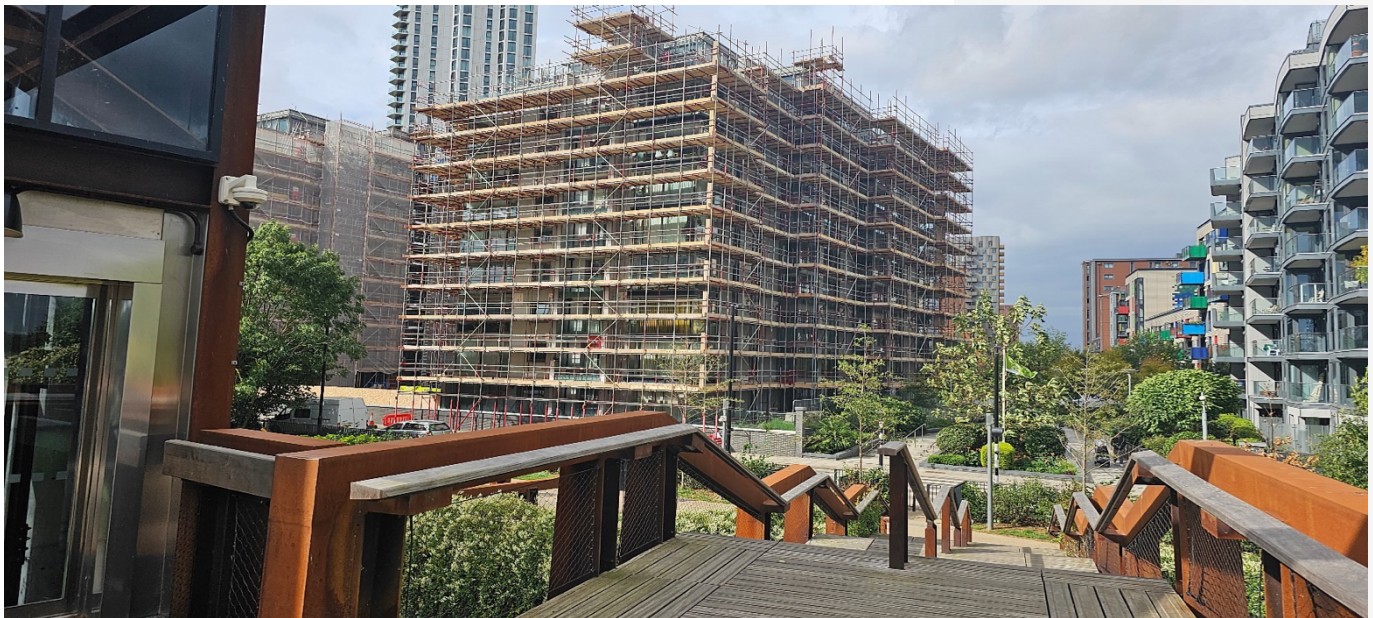


## HALE VILLAGE

### Cladding Remediation

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### KEY TO NOTE

- Regen Facades are now contracted to undertake the cladding remediation works on P3-5 (Egret Heights, Kingfisher Heights and Lapwing Heights) – see anticipated commencement and completion dates within the table below.
- Pinnacle Housing hosted an ‘all-resident meeting’ at The Engine Room in August as an open forum between residents and the construction team – we discussed the current status of the remediation works, the use of balconies and other relevant key topics (you can find a summary overleaf).
- Internal Condition Surveys for Egret Heights, Kingfisher Heights and Lapwing Heights will commence shortly and you will be contacted by the Resident Liaison Officer to arrange a suitable appointment – alternatively you can contact Christina on [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk) to book a visit.
- Installation of the sheathing board and weather seals are almost complete on Crane Heights – we expect to commence the external Insulation, cladding subframe and cavity barriers from October.
- Scaffolding to Merlin Heights is complete – residents should expect the flame-retardant debris netting to be installed shortly.

### CONTACT INFORMATION

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#### EMAIL ADDRESS

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#### PROJECT OFFICE

Unit 3 Hale Works Apartments, Hale Village, N17 9GU

## ANTICIPATED PROGRAMME DATES

Pavilion & Name	Commencement	Completion
Pavilion 1 – Crane Heights	January 2023	Autumn 2024
Pavilion 2 – Merlin Heights	July 2023	Autumn 2024
Pavilion 3 – Egret Heights	October 2023	Summer 2025
Pavilion 4 – Kingfisher Heights	January 2024	Autumn 2025
Pavilion 5 – Lapwing Heights	April 2024	Winter 2025

## SHORT TERM PROGRAMME

**Crane Heights** – removal of the existing cladding systems has been all but completed and the new weatherboard has been installed from Level 1-6 (except to the west elevation, which is expected to commence from early October).

The External Insulation, Cavity Barriers and the Cladding Subframe is expected to commence from early October – residents should expect activity outside of apartments (as the new external cladding system starts to take shape).

Building Control and the Fire Engineers have approved key details as part of the quality control process – allowing for the works to continue as programmed.

**Merlin Heights** – the scaffolding to Merlin Heights has been completed and residents should expect debris netting to be installed from 25/10.

Removal of the existing cladding systems is anticipated to commence shortly afterwards (once the netting has been secured to the scaffolding) – we expect the removal works to take approximately 8 weeks.

**Egret Heights & Kingfisher Heights** – the gardens between P3 & P4 are expected to be removed from October (as part of the site compound setup for the next phase of works).

BDP Landscape Design have recorded the existing condition so that the gardens can be reinstated upon completion of the cladding remediation works.

Hale Village are reviewing whether the trees, plants and soil can be relocated to other parts of the development – as was the case for the landscape removals between Crane and Merlin Heights.

## TRAFFIC MANAGEMENT CHANGES

LB Haringey have approved an amendment to the traffic management order we have to Mill Mead Road (removing the need for the temporary traffic light system).

Deliveries to site will still be made via Mill Mead Road but a simplified Stop / Go system will be operational – the new traffic management system will reduce the amount of time the road has a lane closure.

If you have any concerns relating to the temporary road restrictions on Mill Mead Road, please reach out to Christina on [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk)

## MONTHLY FAQ

Internal condition surveys will be undertaken in advance of the cladding remediation works to P3-5 (Egret Heights, Kingfisher Heights and Lapwing Heights) – we were able to survey 100% of apartments within Crane and Merlin.

### What is a condition survey and how does it affect me?

Minor cracking may occur to the internal plasterboard forming the external wall of your home – to ensure that your home is returned to you in the same condition, an Internal Condition Survey is required prior to the removal of the existing cladding.

Access to your home will be required for the survey and an assessment of your walls, floors, ceilings, and other finishes will be recorded.

Find out more about these surveys within the FAQs – download a copy from [www.halevillage-remedials.co.uk](http://www.halevillage-remedials.co.uk)

## ALL RESIDENT MEETING SUMMARY

At the end of August, Pinnacle invited all residents to an in person meeting at The Engine Room - representatives from Pinnacle, Regen Facades and Bellway attended, alongside the Fire Risk Assessor and around thirty-five residents.

### Current Progress on Crane and Merlin Heights

Members of the Project Team provided an update on the progress of the cladding remediation works to Crane and Merlin Heights. It was noted that Crane Heights is tracking ahead of schedule and that the scaffolding was currently being erected on Merlin Heights.

### Egret, Kingfisher and Lapwing Heights

A representative from Bellway noted that the process is underway to contract Regen Facades to undertake the cladding remediation works on P3-5 – the anticipated dates were shared and can be seen within the table above.

### Balcony Access and Restrictions

Pinnacle and the Regen Facades Project Team discussed the reasons for needing to restrict access to balconies (and provided a sample restrictor for residents to look at):

- Personal safety of residents.
- Reduce trespassing on the scaffolding.
- Meet Insurance requirements.
- Keep the balconies clear so works can progress.

In advance of the meeting some concerns had been raised about the need to restrict access because ventilation and a means of escape would be compromised.

The Project Team highlighted that this feedback had been taken on board and has informed the decision for the type of restrictor to be used – allowing for ventilation and not causing damage to the door frames.

Richard from Greshams (the Fire Risk Assessor appointed by Pinnacle Housing) gave a talk about the fire strategy for each building and guidance in the event of a fire – it was confirmed that the balconies should not be considered a means of escape.

No further objections were raised and the installation of these adhesive restrictors has now progressed.

### Importance of clearing balconies

A representative from Pinnacle highlighted the importance of residents clearing their balconies – as it will cause a delay to the progress of the cladding remediation works.

### Any other business and Q&A

Residents were able to raise questions during the meeting – the following points were captured.

- Level access to Crane Heights blocked by Heras fencing around the entrance – this was rectified as a priority following the meeting.
- It was requested that more Information be sought about whether the new aluminium decking would be hotter than the previous material – the supplier of the decking has confirmed that it does not get significantly hotter than the composite material (either in its core or at the surface).
- It was raised that the operatives can sometimes be noisy outside of properties, and that there had been instances where tools were left on resident's balconies. The Project Director has spoken with all operatives about this – residents are asked to reach out to the Resident Liaison Officer if they have concerns moving forward.
- The Project Team took an action to share more Information about the new materials that are being Installed on the façade – a table has been added within the FAQ document to Identify the key components and their reaction to fire.

There was an opportunity to view samples of some of the cladding materials and the adhesive restrictor – If you couldn't join the meeting but would like to see these samples, please reach out to the Resident Liaison Officer.

Pinnacle took some actions to review enquiries around your service charge and insurances – these are outside of the scope of cladding remediation works but Pinnacle will update on these separately.

Residents were asked to contact the Resident Liaison Officer to join the Project mailing list and receive Project progress updates directly.