

## HALE VILLAGE

### Cladding Remediation



## KEY TO NOTE

- Regen Facades will be sponsoring the Tottenham 10 together with Hale Village, the Tottenham Hotspur Foundation and the Canal & River Trust – to continue our support towards local initiatives and community fundraising.
- Banners for Egret and Kingfisher Heights are being developed in collaboration with Art workshop and Art4All at The Engine Room with NiArtFr3edom – we will provide details of the unveiling dates shortly.
- Façade remediation works to Crane and Merlin Heights remain on programme and residents should anticipate an acceleration of activity over the next ten weeks as we push to complete the façade works. P1 & P2 are currently ahead of schedule and we hope to provide the EWS1 certificates earlier than planned.
- Scaffold erection to Egret and Kingfisher Heights continues - balconies should be cleared of personal belongings to ensure their safe keeping and to provide a clean work area for the operatives.
- Scaffolding to Lapwing Heights is programmed from Summer 2024.
- Internal Condition Surveys at Egret Heights, Kingfisher Heights and Lapwing Heights have now ended - with 98% of properties surveyed.

## 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 Autumn	2024 Autumn	To be confirmed	To be confirmed
Merlin Heights	2023 July	2024 Autumn	2024 Autumn	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

### Pavilion 1 - Crane Heights

Installation of the façade finishes is progressing well and to programme (Carea Stone, Rockpanel FSXtra and Rendering).

Installation of the replacement decking system is anticipated to commence from early March and once the rendering has been completed – the scaffolding will then be progressively struck to the ground.

Façade works are expected to complete ahead of schedule (meaning the EWS1 certificate will be provided earlier).

### Pavilion 2 - Merlin Heights

Installation of the Cavity Barriers, Cladding Sub-Framing and Cavity Insulation will be completed shortly.

Installation of the Carea Stone Cladding, Rockpanel FSXtra and Rendering will commence imminently as we continue to accelerate the programme.

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 programmed.

### Pavilion 3 - Egret Heights

Scaffold erection to Egret Heights will be completed shortly – this will facilitate the removal of the existing façade finishes and provide safe access for our operatives.

The scaffolding will be fitted with a flame-retardant netting (the same as has been installed to Crane and Merlin Heights) and will be alarmed to deter intruders.

Removal of the existing façade is programmed to commence from March (this is slightly ahead of schedule – providing an opportunity to accelerate the overall programme).

### Pavilion 4 - Kingfisher Heights

Erection of the scaffolding will continue and is anticipated to complete from late April – this will then facilitate the removal of the existing façade finishes.

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

### Pavilion 5 - Lapwing Heights

Landscape removal between Kingfisher and Lapwing Heights has been completed – this was needed to allow the scaffold erection to the North Elevation of Kingfisher Heights.

Scaffolding to Lapwing Heights is expected from Summer.

## MONTHLY FAQ

### Can I use my balcony during the recladding 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 an adhesive type of fastener – preventing normal access to your balcony but maintaining some ventilation.

Please remove all personal belongings from your balcony or winter garden before the commencement of scaffolding on your building to ensure the safety of your items and a clean work area for the operatives.

Personal belongings left on balconies may cause delays.