



KEY TO NOTE

- Façade remediation works to P3 / Egret Heights are now completed and the scaffolding is being removed from the building level by level (we anticipate the full removal of the scaffolding by the end of April 2025 – with each level taking approximately 1 week).
- Installation works to Kingfisher Heights are ahead of our programme dates – the Carea Stone and Rockpanel are being installed at the lower levels, and this will continue over the coming months. An updated completion date has been noted in the table overleaf.
- Installation works to Lapwing Heights are ahead of our programme dates – the last of the Sheathing Board, Breather Membrane & EPDM is anticipated to complete shortly, and the new Insulation, Cavity Barriers and Cladding Frame will commence in March. An updated completion date has been noted in the table overleaf.
- The next virtual Q&A session will take place on the 26th March 2025 at 4.30pm – this meeting provides an opportunity to raise questions directly with the construction and stakeholder teams. Please reach out to rlo.halevillage@regenfacades.co.uk for further details or to request access to the teams meeting.
- Residents are reminded not to access balconies until the scaffolding is removed from outside of your apartment and the temporary restrictors removed.

CONTACT INFORMATION

EMAIL ADDRESS

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

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	Completed.
[P2] Merlin Heights	2023 July	Completed.	Issued.	2024 July	Completed.
[P3] Egret Heights	2023 November	2025 Spring	2025 Spring	2024 August	Completed.
[P4] Kingfisher Heights	2023 November	2025 Summer	2025 Summer	2024 August	Completed.
[P5] Lapwing Heights	2024 August	2025 Winter	2025 Winter	2024 August	Completed.
[P6] Eagle Heights	2025 Summer	2026 Spring	2026 Spring	2024 August	Completed.

PROGRESS UPDATE

Egret Heights

Internal and External remediations have been completed and the remaining scaffolding is being struck from the building – we anticipate the full removal by the end of April 2025.

Each level of scaffolding takes around 1 week to remove (and the remaining Quality Assurance/Snagging will be completed at the same time).

Landscaping works to the walkway between Merlin and Egret Heights are being planned. Landscaping works to the podium between Egret and Kingfisher Heights need to wait until the scaffolding on Kingfisher has been removed.

Kingfisher Heights

Internal remediations have been completed.

Façade works to Kingfisher Heights are ahead of programme and we have updated our estimated completion date for the block (see above table).

Installation of the new Insulation, Cavity Barriers & Cladding Sub-Framing has been completed to Levels 1-6 – with the remaining areas anticipated to complete in March.

Carea Stone and Rockpanel cladding are being installed to the lower levels, and this will continue over the coming months.

Residents should expect some noise disruption at this time.

Lapwing Heights

Internal remediations have been completed.

Replacement Sheathing Board, Breather Membrane & EPDM has been completed (creating a fully weathertight façade).

Installation of the new Insulation, Cavity Barriers & Cladding Sub-Framing will commence from March – this will replicate the sequence followed on Kingfisher Heights.

Residents are reminded not access their balconies during the remediation works (as they pose a danger to personal safety). A restrictor has been installed on your balcony door – this will prevent access to the site but maintain some ventilation.

Please be careful using the ramp located at the front entrance especially during the winter months – this should be used for accessibility access only.

Eagle Heights

Internal remediations have been completed.

Construction Level Design and Engineering works are nearing completion (these designs form part of our submission to the Building Safety Regulator – this ensures that the remediations are compliant to Building Regulations).

Our anticipated commencement date will be advised in due course (but we are planning for Summer 2025).

PLEASE DO NOT USE YOUR BALCONY

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

Access to your balcony and/or terrace is being restricted with a 'Jack-Lock' type adhesive fastener – this will prevent normal access to your balcony but will maintain some ventilation. Any resident found attempting to access their balcony or tampering with the restriction device will be reported to Pinnacle for their own safety. Thank you for your cooperation.