



KEY TO NOTE

- Regen Facades and the art classes held at The Engine Room are collaborating to create individual block signage during the cladding remediation works – this is hoped to improve the visibility of the blocks that may be otherwise obscured by the scaffolding and to support local initiatives at Hale Village.
- You are invited to attend the unveiling of the block signage as part of a wider showcase being delivered by The Engine Room – the event will begin at 17.30 on 11th December outside Crane Heights. Please reach out to Christina to learn more about this and how to get involved.
- Landscape removal between Egret and Kingfisher Heights has commenced and residents should expect this to be completed by the end of November. It is anticipated that scaffold erection to the courtyard elevations will commence shortly afterwards with some scaffolding expected before the Christmas break.
- Programme dates for Crane Heights and Merlin Heights remain unchanged.
- 75% of the Internal Condition Surveys for Egret Heights, Kingfisher Heights and Lapwing Heights have been arranged. Please contact the Resident Liaison Officer via rlo.halevillage@regenfacades.co.uk to book your appointment.

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 PROGRAMME DATES

Pavilion & Name	Commencement	Completion
Pavilion 1 – Crane Heights	2023 January	2024 Autumn
Pavilion 2 – Merlin Heights	2023 July	2024 Autumn
Pavilion 3 – Egret Heights	2023 November	2025 Summer
Pavilion 4 – Kingfisher Heights	2023 November	2025 Autumn
Pavilion 5 – Lapwing Heights	2024 June	2026 Spring

SHORT TERM PROGRAMME

Crane Heights – Installation of the new Cavity Barriers, Sub-Frame and Insulation continues with these works expected to be complete before the Christmas break.

Residents should expect activity outside of apartments and a degree of noise disturbance (as the cladding sub-frame will be fastened to the existing steel structure).

Merlin Heights – the removal of the existing cladding system has now been completed and the replacement of the internal insulation and sheathing board has commenced.

Residents of Level 5 upwards should anticipate activity and some noise disruption outside of their apartments whilst the remaining sheathing board is replaced – we expect for these works to be completed before the Christmas break (this will leave the building sealed and watertight).

Details of the new materials can be found at Q24 of the FAQs.

Egret Heights & Kingfisher Heights – removal of the existing landscaping commenced from 20/11 and it is anticipated to be completed by the end of November.

Scaffold erection to the courtyard elevation of Egret Heights should be expected from December as planned.

Scaffold erection to the courtyard elevation of Kingfisher Heights should be expected from December too – this is part of our drive to accelerate the programme of works on site.

No cladding removal is anticipated to either Egret Heights or Kingfisher Heights before the Christmas break.

Lapwing Heights – no works are expected to Lapwing Heights this year (other than the Internal Condition Surveys via the Resident Liaison Officer).

Scaffold erection is currently programmed for Summer 2024.

INTERNAL CONDITION SURVEYS

Internal Condition Surveys to P3-5 are well underway, with over 75% now completed or scheduled.

You are not obligated to have an Internal Condition Survey but refusal will mean that Regen Facades will not action any Internal repairs that may be needed on completion of the façade remediation works.

Please refer to the FAQs for further details about why the surveys are recommended and what to expect on the visit.

If you have not arranged an appointment for your property, please reach out to the Resident Liaison Officer to book a slot via rlo.halevillage@regenfacades.co.uk

MONTHLY FAQ

Will the communal gardens remain accessible for residents during the cladding remediation works?

The communal gardens between your buildings will not be accessible throughout the programme of works as the space will be needed for access and the distribution of materials.

The communal gardens will form part of the construction site and access will be restricted for H&S reasons – the boundary to these areas will be fenced and alarmed.

An architectural condition survey of the existing gardens has been undertaken by BDP Landscape Architects – this is to ensure the areas are returned to normal upon completion of the façade remediation works.

Please refer to the FAQ document that's accessible via the website for further details www.halevillage-remedials.co.uk or reach out to your resident liaison officer for support.