

HALE VILLAGE

Fire Safety Remediation



KEY TO NOTE

- Internal Fire Safety remediations have been completed to Pavilions P1-6. Thank you to residents and leaseholders for arranging Front Entrance Door appointments swiftly as this has allowed us to complete within programme timeframes.
- Façade works to Egret Heights are now almost complete – we anticipate the scaffolding to be struck from February. Residents are reminded not to access balconies until the scaffolding is removed from outside of your apartment and restrictors removed.
- Installation works to Kingfisher Heights are tracking ahead of our programme dates – with the Carea cladding anticipated to commence from February.
- Removal of the existing façade finishes to Lapwing Heights has recommenced, with the remaining Sheathing Board, Breather Membrane & EPDM expected to complete by February – thereafter we will begin to install the new cladding systems.
- Internal Condition Surveys to Eagle Heights have been completed.
- 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.

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 Autumn	2025 Autumn	2024 August	Completed.
[P5] Lapwing Heights	2024 August	2026 Spring	2026 Spring	2024 August	Completed.
[P6] Eagle Heights	2025 Spring	2026 Spring	2026 Spring	2024 August	Completed.

PROGRESS UPDATE

Crane Heights & Merlin Heights

Internal and External remediations have been completed.

Egret Heights

Internal remediations have been completed.

Façade works are nearing completion with the replacement Carea Stone and Rockpanel cladding systems at 100% with minor works remaining to balcony decking.

Residents are advised that the remaining works will be noisy (as we need to measure and cut the decking on site) but to reach out via email to rl.halevillage@regenfacades.co.uk to raise any concerns as we conclude the final items.

Scaffolding will begin to strike from February.

Kingfisher Heights

Internal remediations have been completed.

Façade works to Kingfisher Heights are well underway (and they are tracking ahead of programme) – we will continue to monitor progress and provide updates nearer to completion.

New Insulation, Cavity Barriers and Cladding Framing is being fastened to the building and residents should expect this over the coming months. Further Information is available within the FAQs document at www.halevillage-remedials.co.uk

Lapwing Heights

Internal remediations have been completed.

Replacement Sheathing Board, Breather Membrane & EPDM is anticipated to be completed from February (following the Christmas shutdown period).

Next steps will be to Install new Insulation, Cavity Barriers and Cladding Framing – this will replicate the sequence followed on Kingfisher Heights and the other Pavilion buildings.

Residents are reminded not access their balconies during the remediation works (as they pose a danger to personal safety). A restrictor will be 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.

Design and Engineering works (that form part of the Building Control approval process are underway in the background – as well as planning for the Construction Phase). Anticipated commencement dates will be provided in future comms.

Internal Condition Surveys have been completed.

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.