

HALE VILLAGE

Cladding Remediation



KEY TO NOTE

- Scaffold erection to Crane Heights has now completed – further access to the penthouse apartments will be provided via platforms at a later date.
- Scaffold erection to Merlin Heights continues to the courtyard elevation.
- Removal of the existing cladding systems on Crane Heights will continue over the coming period – replacement works have commenced.
- Improvements to site security are being made to combat concerns around trespassing on the scaffolding.
- Balcony access is no longer permitted, and balcony doors will be restricted. Jackloc type restrictors will allow ventilation – this has been agreed with Pinnacle and the Fire Risk Assessors.
- The FAQ document has been updated. You can download the latest version via our website www.halevillage-remedials.co.uk.
- The Resident Steering Group is still looking for volunteers – thank you to those who have registered their interest.

CONTACT INFORMATION

EMAIL ADDRESS

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RLO PHONE NUMBER

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OUT OF HOURS CONTACT

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WEBSITE & FAQS

www.halevillage-remedials.co.uk

PROJECT OFFICE

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

KEY PROGRAMME DATES

Commence Crane Heights:	January 2023
Commence Merlin Heights:	July 2023
Overall Programme:	76 weeks
Anticipated Completion:	Autumn 2024

JOIN THE MAILING LIST

Please reach out to the Resident Liaison Officer to request to join or leave the Regen Facades mailing list – subscribers will receive a copy of the monthly progress newsletter as well as key email updates on the programme of works.

Contact us at rlo.halevillage@regenfacades.co.uk

SITE SECURITY UPDATE

Site security has been reviewed with Hale Village and your Pinnacle representative following reports of trespassers on the scaffolding. It has been agreed that reasonable measures to secure the site include the following:

- The perimeter on the site must be secure, restricting unauthorised access to the site and scaffolding – It was agreed that the current perimeter meets this requirement.
- The site compound should benefit from low level discreet lighting to deter unauthorised access – Regen have agreed to Install this.
- The scaffolding should be fitted with a silent alarm (with cameras and sensors) to alert the first responders of unauthorised access – Regen have agreed to Install this.
- Balcony doors should be restricted to prevent access onto balconies and the scaffolding during the construction works – Regen have agreed to implement restrictors.

Residents are reminded that access on to site is prohibited and the construction works pose a risk to personal injury. Please reach out if you have any questions about the above.

SECURITY PROCEDURE

The following security procedure has been agreed with Hale Village and your Pinnacle representative - please follow this procedure if you witness trespassing or any criminal activity:

1. **Call the police** - this should be done in the first instance as they will be able to act on emergency situations.
2. **Inform the Hale Village Estates Security Team.**
3. **Email the Regen Resident Liaison Officer** - to make them aware of the details of the incident, and provide any useful evidence, so that it can be investigated, and actions taken where needed.

BALCONY RESTRICTORS

Recent communication from Regen and Pinnacle to restrict access to the balconies has understandably caused concerns among residents and leaseholders – with specific regards to fire safety and ventilation.

Means of Escape - This step has been discussed and agreed with the building Fire Assessor who has advised the following:

“Further to my visit today I can confirm that the remedial work and scaffolding around the balconies does not compromise the means of escape.

My advice to residents is not to consider the balconies as a means of escape or refuge in the case of fire. The only means of escape is via the protected corridors and stairwells which have the suitable inherent fire safety systems.”

Ventilation - The need for continued ventilation has been heard and Regen are looking to install Jackloc type restrictors.

These restrictors prevent the door from opening fully but will allow for ventilation to the apartment – the restrictors will be installed to the door frames and any damage as a result will be repaired once removed.

SHORT TERM PROGRAMME

Crane Heights - Existing cladding systems (Including balcony soffits and lights) continue to be removed and will shortly be replaced with new non-combustible alternatives (Sheathing Board, Insulation, Cavity Barriers and Membranes).

Merlin Heights - Scaffolding erection to continue to the courtyard elevation, with the other three elevations due to be erected simultaneously shortly thereafter.

Hoists to the courtyard elevations of both Crane and Merlin Heights are programmed to be installed in August.