

HALE VILLAGE

Cladding Remediation

Welcome

Introducing your Resident Liaison Officer, Christina Hammond, who is your first point of contact for all queries and can be reached through the channels highlighted below.

This is the January issue of a newsletter that provide you with an update on planned works each month. Starting with the works to Crane and Merlin Heights. You will receive the next issue in the middle of February.

There is also a set of frequently asked questions published on the website below which provides further detail on some key aspects of the works.



Coming up this month...

Scaffolding to Crane Heights and Merlin Heights:

Scaffolding provides a safe and stable platform for site teams to access and work at height. It is required to facilitate the replacement of the existing cladding system at Hale Pavilions – you will start to see progress week commencing 16th January 2023 with Crane Heights; Merlin Heights will follow in March 2023.

Jessella will wrap the scaffolding with white flame-retardant debris netting. It helps to reduce the risk of injury or property damage caused by falling objects and creates a safer environment for workers on the scaffold. Debris netting is typically made from a lightweight, porous material that allows light to pass through making it suitable for recladding schemes in occupied premises.

The communal gardens around your building will not be accessible for use during the works - the space will be needed for access and the distribution of materials. Some of the landscaping and plants will be removed to allow the works to progress and will be reinstated upon completion.

The scaffolding will be secured with fencing when not used and will be alarmed to deter unauthorised access. Hale Village CCTV will remain in operation throughout the works.

CONTACT INFORMATION

EMAIL ADDRESS

rlo.halevillage@jessella.co.uk

PHONE NUMBER

07719 908 008

WEBSITE & FAQs

www.halevillage-remedials.co.uk

RESIDENT PORTAL

The Bellway Portal is now closed for resident communications – please direct all enquiries through the contact details above.

Balcony access changes:

You are advised not to access your balcony until all works are complete and the scaffolding removed from your building for safety reasons. You will find key updates on progress within these newsletters with approximate dates for essential balcony works and you will be advised in advance by the Resident Liaison Officer when your balcony cannot be accessed.

Please remove all your belongings from your balcony before the commencement of works to ensure their safety. Please do not discard cigarette ends from your balcony.

Pedestrian access changes:

Jessella has applied to LB Haringey for a permit to temporarily close the footpath and part of the carriageway on Mill Mead Road to facilitate the delivery and distribution of materials to site - this will greatly reduce the need for us to access the works via Waterside Way (and to keep it clear for residents, businesses, and the Royal Free London Kidney & Diabetes Centre).

Pedestrian route changes will be displayed on notice boards around the site.

Estimated Programme Milestones

Commencement P1: January 2023

Commencement P2: March 2023

Estimated Programme: 76 weeks

Estimated Completion: Autumn 2024

What to expect next: You will notice the progressive commencement of scaffolding to Crane Heights and the establishment of the site boundaries. You will soon have access to our dedicated website and FAQs. Please contact the resident liaison officer for further information about the works.

Four Weekly Programme Update

P1 - Crane Heights: Commence works week commencing 16 January 2023: Site set-up, security, and signage; Internal condition surveys; Preparation of areas for scaffolding erection and the commencement of scaffolding.

P2 - Merlin Heights: Anticipated commencement March 2023.

P3 - P5 - Egret, Kingfisher & Lapwing Heights: Programme to be advised.

Site Wide: Changes to pedestrian routes.

Internal Condition Surveys

Internal condition surveys are required to ensure that there is a photographic record of the condition of your property prior to commencing removal of the existing cladding.

This survey information will be used to ensure that your property is returned to you in the same condition as it was prior to commencing these works. The resident liaison officer will be in contact to arrange a suitable time and date for the survey and access to your apartment will be needed.

What to expect from your condition survey appointment:

- You will be contacted by the Resident Liaison Officer to arrange an appointment.
- You will be told the name of the person carrying out the survey in advance of the appointment and they will present their ID card to you before requesting entry to your home.
- You will be required to sign an access consent form.
- The surveyor will take several readings and photos within your home - this will focus primarily on the external walls but may also extend to the condition of the property generally.
- The inspection will take approximately 30 minutes.
- You will be provided with an electronic copy of the condition report within ten working days.