

## HALE VILLAGE

### Cladding Remediation

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### KEY TO NOTE

- The temporary traffic management application for Mill Mead Road has been approved by LB Haringey - see the approved Temporary Traffic Management Order (TTMO) plan overleaf.
- Scaffold erection to Crane Heights will continue shortly after a brief pause owing to the TTMO approval process - this has caused a slight delay to the scaffold erection and landscape clearance but does not affect the overall completion date.
- The landscaping to the communal gardens between Crane and Merlin Heights will be removed from week commencing 24 April 2023 to facilitate the wider works - the gardens will remain closed for the duration of the remediation programme.
- Internal condition surveys are continuing - those residents that have not yet arranged a survey are asked to contact the resident liaison officer before 5<sup>th</sup> May 2023.
- The Regen Facades Project Office has been completed and is located at Unit 3 Hale Works (at the base of the Anthology Tower on Ferry Lane)

### CONTACT INFORMATION

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#### EMAIL ADDRESS

[rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk)

#### RLO NUMBER

07719 908 008

#### OUT OF HOURS NUMBER

07459 225 348

#### WEBSITE & FAQs

[www.halevillage-remedials.co.uk](http://www.halevillage-remedials.co.uk)

## KEY PROGRAMME DATES

<b>Commence Crane Heights:</b>	<b>January 2023</b>
<b>Commence Merlin Heights:</b>	<b>May 2023</b>
<b>Overall Programme:</b>	<b>76 weeks</b>
<b>Completion:</b>	<b>Autumn 2024</b>

## JOIN THE MAILING LIST

Please reach out to the Resident Liaison Officer via [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk) to request to join or leave the Regen Facades mailing list - subscribers will receive a copy of the monthly newsletter as well as the latest updates on the programme of works.

## TRAFFIC MANAGEMENT PLAN

LB Haringey have now approved the temporary traffic management application for Mill Mead Road - this will allow us to restrict access during working hours allowing for vehicles to safely access the site during the remediation works programme.

These temporary measures will allow us to undertake the works from outside of Hale Village limiting the impact on traffic within the development. Access for vehicles into Hale Village is not affected.

The graphic overleaf illustrates the temporary traffic arrangements that will be in place for the duration of the remediation works (approximately 15 months) - temporary traffic signals and parking restrictions will apply during this time.

## PROJECT OFFICE

The Regen Facades Project Office is now complete and based at the bottom of the Anthology Tower - you can arrange to meet the Resident Liaison Officer here.

Regen Facades Project Office  
Unit 3 Hale Works Apartments  
Hale Village  
N17 9GU

## INTERNAL CONDITION SURVEYS

Most properties to Crane and Merlin Heights have now had an Internal Condition Survey - please reach out to the Resident Liaison Officer to arrange your free appointment [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk)

You are not obligated to have an Internal condition survey, but refusal may mean that damages caused during the cladding remediation process will not be rectified.

## SHORT TERM PROGRAMME

Following a short delay to the scaffold programme (owing to the TTMO application process with LB Haringey) the continuation of scaffolding to Crane Heights is expected from week commencing 1<sup>st</sup> May.

Scaffolding to Merlin Heights is expected at a similar time.

The landscaping between Crane and Merlin Heights will be removed to facilitate the remediation works - this will provide a set down area for materials deliveries as well as waste removal from site. Residents should expect this to commence week commencing 24<sup>th</sup> April and for the gardens to be closed for the duration of the works.

Scaffold tie locations are to be temporarily closed on Crane Heights and the removal of the existing cladding systems are due to commence in May 2023 - this will be followed closely with the Installation of the new non-combustible cladding system.

## MONTHLY FAQ

### **How long will sections of the building be uninsulated?**

The external wall insulation on your building needs to be changed as part of the cladding remediation works - we will not leave the building exposed for any longer than reasonably needed, however some exposure should be expected (due to the nature of the replacement works).

Please follow the monthly newsletters for updates on the programme of works - alternatively you can contact the Resident Liaison Officer for further information on the remediations at [rlo.halevillage@regenfacades.co.uk](mailto:rlo.halevillage@regenfacades.co.uk)

