

Fire Safety Remediation



KEY TO NOTE

- Landscaping reinstatement work to the podium area between Egret Heights and Kingfisher Heights has been paused until waterproofing remediations have been undertaken to the same area by a third-party contractor (designed to help reduce water penetration to the car park beneath).
- Façade remediation works to Kingfisher Heights have been completed and EWS1 certificates have been provided to your Property Manager - request a copy directly from Pinnacle Housing.
- Façade remediation works to Lapwing Heights are in their final stages (with the Rockpanel Cladding expected to complete imminently, and the remaining Carea Stone Cladding progressing well too) – with works tracking ahead of programme.
- See the page overleaf for an update on Eagle Heights (the Building Safety Regulator has informed us it is extending the deadline, meaning work is unlikely to commence until early 2026).
- The next virtual Q&A session will take place on the 22nd October 25 at 16.30 – this meeting provides an opportunity for residents to raise questions directly with the construction and stakeholder teams.
- Please reach out to your Resident Liaison Officer to raise any questions about the remaining works or those completed via rlo.halevillage@regenfacades.co.uk or refer to the website to download our newsletters and FAQs.

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	2023 January	Completed.	Issued.	2024 July	Completed.
[P2] Merlin	2023 July	Completed.	Issued.	2024 July	Completed.
[P3] Egret	2023 November	Completed.	Issued.	2024 August	Completed.
[P4] Kingfisher	2023 November	Completed.	Issued.	2024 August	Completed.
[P5] Lapwing	2024 August	2025 Autumn	2025 Autumn	2024 August	Completed.
[P6] Eagle	Pending BSR	Pending BSR	Pending BSR	2024 August	Completed.

PROGRESS UPDATE

Kingfisher Heights

Landscaping reinstatement work to the podium between Egret Heights and Kingfisher Heights has been paused until waterproofing remediations have been undertaken to the same area by a third-party contractor (designed to help reduce water penetration to the car park beneath).

These waterproofing works are part of a wider agreement between Pinnacle and Bellway Homes Thames Gateway.

Façade remediation work to Kingfisher Heights have been completed and the scaffolding removed – minor snagging to the ground floor will be completed shortly.

Request a copy of your EWS1 certificate via Pinnacle.

Email us at rlo.halevillage@regenfacades.co.uk with any queries about the completed works.

Lapwing Heights

Façade remediation works to Lapwing Heights are in their final stages with the Rockpanel Cladding anticipated to complete imminently, and the Carea Stone Cladding will be completed over the coming months (as the scaffolding is struck from the building).

Decking has been completed to all but a small number of balconies, these are anticipated to be completed shortly.

Residents are reminded not to access balconies during the fire safety remediations - as they pose a danger to personal safety. A restrictor has been installed to your balcony door (this will prevent access out to the construction area but will maintain some ventilation to your property).

Email us at rlo.halevillage@regenfacades.co.uk with any queries about the remaining works.

Eagle Heights

Building Safety Regulator Update:

Regen Facades submitted a detailed application to the Building Safety Regulator on 16 June 2025; this ensures the proposed works meet the functional requirements of the Building Regulations before we commence – it is a necessary first step and a statutory requirement.

Our application has been validated and the content of the submission has been accepted, subject to a review by a Multi-Disciplinary Team from the Regulator.

The Statutory Determination Period is 8 weeks for 'Fire Safety Remediations' but the Regulator is experiencing severe delays for Building Control Services.

The Regulator has informed us that they are extending the deadline by an additional 142 calendar days to review the application, with the new Determination Date now advised as on or before the 31st of December 2025 – this is disappointing but consistent with delays they are experiencing at the Regulator.

Our team continue to request updates from the Regulator, and we will commence works as soon as we are given the necessary permissions to do so.

It is unlikely that works to remediate Eagle Heights can commence this year as a result – further updates will be provided as we hear more.