



KEY TO NOTE

- Landscaping reinstatement to the pedestrian area between Merlin and Egret Heights has been completed and reopened to residents/leaseholders.
- Landscaping reinstatement to the podium area between Egret and Kingfisher Heights is anticipated to commence from August 2025 – and once the waterproofing has been tested for water penetration/defects.
- Façade remediation work to Kingfisher Heights has been completed (with minor works and snagging taking place to the ground floor level). The scaffolding has now been removed and EWS1 certificates have been provided to your Property Manager.
- Façade remediation works to Lapwing Heights continue to progress well – residents should expect to see the Carea Stone Cladding Installed over the coming months and prior to the removal of the scaffolding.
- 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 for details about the event or to request access to the MStems meeting.
- If you have any questions in the meantime, please reach out to your Resident Liaison Officer via rlo.halevillage@regenfacades.co.uk or refer to the website for downloads of the latest newsletters and Frequently Asked Questions.

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

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	Completed.	Issued.	2024 August	Completed.
[P4] Kingfisher Heights	2023 November	Completed.	Issued.	2024 August	Completed.
[P5] Lapwing Heights	2024 August	2025 Autumn	2025 Autumn	2024 August	Completed.
[P6] Eagle Heights	Pending BSR	Pending BSR	Pending BSR	2024 August	Completed.

PROGRESS UPDATE

Egret Heights

Landscaping to the pedestrian walkway between Merlin and Egret Heights has been completed and the area has been re-opened to residents.

Landscaping reinstatement to the podium gardens between Egret & Kingfisher Heights is anticipated to commence from August 2025 (and once the waterproofing has been tested for leaks and defects).

Kingfisher Heights

Façade remediation works to Kingfisher Heights have been completed and the scaffolding removed from the building.

Minor works and snagging remain to the ground floor.

Your Property Manager has received the EWS1 Certificates from the Independent Fire Engineer – you can now reach out to request a copy from them directly.

Lapwing Heights

Façade remediation works to Lapwing Heights continues to progress well and ahead of programme.

Render work has been completed and the remaining decking is programmed to complete in August.

Carea Stone Cladding and the Rockpanel replacement will be completed over the coming months (and prior to the striking of the scaffolding).

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 as the outside temperature increases.

Please reach out to rlo.halevillage@regenfacades.co.uk with any questions about the remaining remediation work or to raise any concerns as we conclude our works on site.

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 work meets the functional requirements of the Building Regulations before we commence.*
- *Our application has been validated (this means that the content of the submission has been accepted, and it will be passed to a Multi-Disciplinary Team to review).*
- *The Statutory Determination Period is 8 weeks for 'Fire Safety Remediations' but the Regulator is experiencing severe delays for Building Control Services.*
- *Regen Facades attended the 1st 'Multi-Disciplinary Team' meeting arranged by the Regulator on 30th July 2025 – this went well, and they were pleased with the application.*
- *The Regulator has requested an extension of 142 calendar days to review the application – this is disappointing but consistent with the delays they are experiencing.*
- *It is unlikely that works to remediate Eagle Heights are able to commence this year, due to the delays caused by the BSR.*

Further updates will be provided as we hear more.