

## PROSPECT PLACE

### Façade Remediation

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## KEY TO NOTE

- Regen Facades will be closed between 22nd December and 2nd January – but residents should expect the cladding remediation works to continue between Christmas and New Year to meet the programme (27th to 29th December).
- The Resident Steering Group for Blocks A-D, E & T will be taking place at 16.30 on 11th January. Please reach out to [rlo.prospectplace@regenfacades.co.uk](mailto:rlo.prospectplace@regenfacades.co.uk) if you would like to represent your building in this forum.
- Internal Condition Surveys continue to be scheduled for selected apartments in Blocks D1, D2, D4 and E. If you have received a letter, please contact the Resident Liaison Officer to arrange a suitable appointment.
- Regen Facades is waiting for permission to recommence works at Breakwater House and Caldey Island House – and we cannot recommence works until the access licenses with the freeholder are received.
- Bellway Homes is undertaking external surveys to Blocks A-C to determine the scope of works required under the Self Remediation Terms (SRT) with the Welsh Government. Internal surveys are underway to Blocks A-C, D & E.
- The results of these surveys will be known Q1 2024.

## CONTACT INFORMATION

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### EMAIL ADDRESS

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

### RLO PHONE NUMBER

07719 908 008

### OUT OF HOURS CONTACT

07983 655 966

### WEBSITE & FAQs

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

### PROJECT OFFICE

Regen Facades Site Compound,  
Prospect Place, Cardiff Bay, CF11 0JJ

## REGEN FACADES ANTICIPATED COMPLETION DATES

Block & Name	ACM	Insulated Render	Timber
Alderney House (Block A)	Completed.	Not within scope	Not within scope
Breakwater House (Block B)	Delayed Pending License.	Not within scope	Not within scope
Caldey Island House (Block C)	Delayed Pending License.	Not within scope	Not within scope
Davaar House (Block D1)	2024 Spring	2024 Spring	2024 Spring
Douglas House (Block D2)	2024 Spring	2024 Spring	2024 Spring
Dovercourt House (Block D3)	2024 Summer	2024 Summer	2024 Summer
Duncansby House (Block D4)	2024 Summer	2024 Summer	2024 Summer
Eddystone House (Block E)	2023 Winter	2023 Winter	2023 Winter
Pendeen House (Block T)	2024 January	2024 January	N/A

## SHORT TERM PROGRESS UPDATE

### Block A (Alderney House)

The remaining works to the carpark soffit are ongoing and due to be completed in December 2023 – carpark spaces that have been blocked for the works will be returned to use shortly.

### Block B & C (Breakwater and Caldey Island House)

Facade remediation works remain paused and pending access license consent from the freeholder – no further update has been provided to Regen Facades.

Residents seeking updates should reach out to their Property Manager for additional support – Ringley can be contacted via the following email address [prospect.manager@ringley.co.uk](mailto:prospect.manager@ringley.co.uk)

### Block D1 (Davaar House)

Residents should expect works to the balcony waterproofing to continue as well as rendering to soffits on the North, South and East elevations – with scaffolding removal from February.

Scaffold erection to the West elevation will continue next year and is programmed for completion in January – to facilitate access for the remediation works.

Designs for the replacement timber cladding are complete.

### Block D2 (Douglas House)

Replacement of render to the South elevation is progressing as expected and will continue over the coming period.

Residents on the North elevation will have received a letter to request access onto balconies – this will enable investigations to your bolt on balconies.

Please reach out to [rlo.prospectplace@regenfacades.co.uk](mailto:rlo.prospectplace@regenfacades.co.uk) to arrange a suitable appointment.

Scaffold erection above the car park entrance is programmed from January to complete the rendering.

### Block D3 (Dovercourt House)

On the South and East elevations residents should expect the continuation of render works and the waterproofing repairs to levels 7 & 8 – which are anticipated to complete in January.

Scaffold strike to the South and East elevations to commence following the completion of the timber cladding remediations.

Scaffold erection to the part of the North and West elevations nears completion – facilitating our access to commence the facade remediation works.

### **Block D4 (Duncansby House)**

Residents on the North elevation will have received a letter to request access onto balconies – this will enable investigations to your bolt on balconies.

Please reach out to [rlo.prospectplace@regenfacades.co.uk](mailto:rlo.prospectplace@regenfacades.co.uk) to arrange a suitable appointment.

No activity expected on the South elevation in January.

### **Block E (Eddystone House)**

Residents should expect the continuation of rendering on the South and West elevation over the coming period.

Remediation works to the North elevation are complete.

Part of the scaffolding to the East elevation is programmed for removal from January.

### **Block T (Pendeen House)**

The remaining scaffolding has been removed – this will allow the completion of the final remediation works to the ground floor and to maintain access to the block entrance.

Completion of the final works are expected in January.

### **Estate Maintenance and Housekeeping**

Regen Facades will continue to provide the Property Manager with access to restricted areas so essential maintenance works can be undertaken.

Stakeholder meetings are underway to discuss and action site wide concerns and to provide more detail on the programme of remediation works to the current and future phases.

Residents should email [prospect.manager@ringley.co.uk](mailto:prospect.manager@ringley.co.uk) to raise concerns about general maintenance on site.

## **VOLUNTEERS WANTED**

The Resident Steering Group for Blocks A-D, E & T will be taking place at 16.30 on 11th January.

Please reach out to [rlo.prospectplace@regenfacades.co.uk](mailto:rlo.prospectplace@regenfacades.co.uk) if you would like to represent your building in this forum.

This Group will be a forum that provides residents with access to the construction team and other key stakeholders. It will act as an additional communication route on the progress of the façade remediation works (whether the current or future phases of works across the development).

## **MONTHLY FAQ**

### **What are the Out of Hours contact details and who should I reach out to over the Christmas / Holiday period?**

In an emergency you should always contact 999.

For non-emergency related concerns, you can reach our out of office team via 07983 655 966.

Please refer to the FAQ document that's accessible via the website for further details [www.halevillage-remedials.co.uk](http://www.halevillage-remedials.co.uk) or reach out to your Resident Liaison Officer for support.