

PROSPECT PLACE

Façade Remediation



KEY TO NOTE

- Your Resident Liaison Officer has changed to Christina Hammond. Please familiarise yourself with the new contact details – we are encouraging communications to be made via email so queries and responses can be recorded and reported to the stakeholder team.
- A new website and FAQ document has been produced.
- You will receive a monthly newsletter providing updates on our progress – we are also seeking to arrange a Resident Steering Group to provide access to the Contractor.
- Security to the scaffolding has been reviewed and a new alarm system fitted to ensure the safety of residents – this will alert the first responders to any unauthorised access onto the scaffolding and construction site.
- Construction works are planned to accelerate over the coming months and noise reduction measures are being introduced to reduce the impact this may have on residents and stakeholders.
- Ecologists continue to monitor for the presence of roosting birds and bats.

CONTACT INFORMATION

EMAIL ADDRESS

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

PROJECT OFFICE

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

ANTICIPATED COMPLETION DATES

| Block & Name | ACM | Render | Timber |
|-------------------------------|-------------|-------------|-------------|
| Block A – Alderney House | Autumn 2023 | TBC | TBC |
| Block B – Breakwater | Autumn 2023 | TBC | TBC |
| Block C – Caldey Island House | Winter 2023 | TBC | TBC |
| Block D1 – Daavar House | Spring 2024 | Spring 2024 | Spring 2024 |
| Block D2 – Douglas House | Spring 2024 | Spring 2024 | Spring 2024 |
| Block D3 – Dovercourt House | Summer 2024 | Summer 2024 | Summer 2024 |
| Block D4 – Duncansby House | Summer 2024 | Summer 2024 | Summer 2024 |
| Block E – Eddystone House | Winter 2023 | Winter 2023 | Winter 2023 |
| Block T – Pendeen House | Autumn 2023 | Autumn 2023 | N/A |

SHORT TERM PROGRAMME

Residents are advised that works on site are programmed to accelerate over the coming months and the number of operatives will increase to meet key programme dates. Residents should expect works across the estate.

The ACM cladding remedial to Alderney House is almost complete and the scaffolding will be struck shortly – this follows the successful review from Building Control.

The ACM & Render remedials to Pendeen House are almost complete and the scaffolding will be struck systematically as areas are finished and reviewed by Building Control.

Replacement of the soffits and render system to Eddystone House are expected to continue over the coming period – this will include measured surveys and quality control as we prepare for the Building Control inspection.

ECOLOGICAL PRECENCE

Natural Resources Wales have approved the programme of remediation works at Prospect Place with licenced NRW ecologists reviewing the potential impact on roosting birds and bats on the site.

No concerns have been raised to date, but residents should expect to see *Dusk Emergence* and *Dawn Re-entry* surveys over the course of the remaining works.

MONTHLY FAQ

How will my privacy be protected? Residents are advised that site operatives will require access to all areas of the scaffolding at all times to undertake cladding remediation works.

You are advised to close your windows when works are taking place directly outside of your apartment – you will find key updates on progress and a short-term programme within the monthly newsletters.

You should contact the Resident Liaison Officer if you have any concerns over your privacy or to raise a complaint about a member of the construction team (operatives will display an identification number on their hi-vis or helmet as a reference).

ACCESS LICENCES

Access Licences have been obtained for Blocks A, D1-4, E & T allowing for the continuation of works on site.

Block B & C Licences are expected between the Freeholder, Management Company and Bellway Homes shortly – this will allow for the completion of works to Breakwater House and the recommencement of works to Caldey Island House.

SITE SECURITY UPDATE

Site security measures have been reviewed following reports of unauthorised access to the scaffolding. It has been agreed that reasonable measures to secure the site include:

- The perimeter of the site and scaffolding must be secure, restricting unauthorised access – It was agreed that the current setup meets this requirement.
- The site compound should benefit from low level lighting to deter unauthorised access – It was agreed that the current set up meets this requirement.
- The scaffolding should be fitted with a silent alarm (with cameras and sensors) to alert the first responders of unauthorised access – Regen have installed an enhanced alarm system on the scaffolding.
- Balcony doors should be restricted to prevent access onto the scaffolding and balconies (when hazardous works are taking place outside) – Regen have agreed to review the installation of door restrictors.

Residents are reminded that access on to site is prohibited and the construction works pose a risk to personal injury – please reach out if you have any questions about the above.

SECURITY PROCEDURE

The following security procedure has been put in place - please follow this procedure if you witness trespassing or any criminal activity:

1. **Call the police** - this should be done in the first instance as they will be able to act on emergency situations.
2. **Inform the Prospect Place concierge.**
3. **Email the Resident Liaison Officer** - to make them aware of the details of the incident (and provide any useful evidence that you have) so that it can be investigated, and appropriate actions taken.

NOISE DISRUPTION

Concerns have been raised over the level of noise disruption as a result of the recommencement of construction works – measures are being reviewed to address and reduce the level of noise on site.

Regen Facades commits to completing the remaining works in a considerate manner – residents are urged to contact the Resident Liaison Officer to report any concerns.



JOIN THE MAILING LIST

Please reach out to the Resident Liaison Officer to request to join or leave the Regen Facades mailing list – subscribers will receive a copy of the monthly progress newsletter as well as key email updates on the programme of works