

PROSPECT PLACE

Façade Remediation



KEY TO NOTE

- Residents are advised that this newsletter provides updated information regarding the buildings in scope for Regen Façades – this includes Blocks A, B, C, D1, D2, D3, D4, E and T.
- Internal Condition Surveys have commenced and residents should contact the Resident Liaison Officer at rlo.prospectplace@regenfacades.co.uk to arrange a suitable appointment.
- Your Resident Liaison Officer is arranging a Resident Steering Group that will provide direct access to the construction team for Q&A – we are seeking to improve communications and relations with residents on site. Please reach out to Christina to find out more or to volunteer.
- Regen Facades have published a new website and FAQ document to provide up-to-date information about the planned programme of works – you can access these here at www.prospectplace-remedials.co.uk
- Bellway Homes has instructed further external wall surveys (FRAEW) and Internal surveys (FSA) across blocks A – D, E & T, to ensure that the full scope of remedial works required under the Self Remediation Terms (SRT) with the Welsh Government is met.

CONTACT INFORMATION

EMAIL ADDRESS

rlo.prospectplace@regenfacades.co.uk

RLO PHONE NUMBER

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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

REGEN FACADES ANTICIPATED COMPLETION DATES

Block & Name	ACM	Insulated Render	Timber
Block A – Alderney House	Autumn 2023	TBC	TBC
Block B – Breakwater	Delayed Pending License	Delayed Pending License	Delayed Pending License
Block C – Caldey Island House	Delayed Pending License	Delayed Pending License	Delayed Pending License
Block D1 – Davaar 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 PROGRESS UPDATE

Block A (Alderney House)

Regen Facades is pleased to advise of the completion of the ACM works to Alderney House and the removal of access scaffolding from the perimeter – residents should expect the landscaping to be reinstated in the coming period.

Block B & C (Breakwater and Caldey Island House)

Facade remediation works remain paused and pending the approved access consent licenses 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 prospect.manager@ringley.co.uk

Landscaping reinstatement has recently been completed.

Block D1 (Davaar House)

Residents should expect the continued replacement of soffit and the installation of the new insulated render system over the coming period – Leak Detection Tests and repairs to the balcony waterproofing will also continue.

Designs for the replacement timber cladding continue to be developed (part of a recently expanded scope of works) but no delay to the overall block completion date is anticipated.

Block D2 (Douglas House)

The erection of scaffolding (to facilitate the continuation of the facade remediation works) is programmed to continue to the South Elevation.

Residents are advised that we have sequenced the programme for the earliest overall completion of works on site – and as such new areas of scaffolding may be erected before existing areas are taken down.

Balcony remedials are planned over the coming months – and we will need to remove your entire balcony by crane to carry out the remediation works. This is a complex undertaking and we will provide further details via targeted communications.

Block D3 (Dovercourt House)

Residents should expect the continued replacement of soffit and the installation of the new insulated render system over the coming period – Leak Detection Tests and repairs to the balcony waterproofing will also continue.

Designs for the replacement timber cladding continue to be developed (part of a recently expanded scope of works) but no delay to the overall block completion date is anticipated.

Some noise disruption should be expected during this time.

Block D4 (Duncansby House)

Insulated render and spandrel panel works are expected to recommence to the South Elevation from November 2023.

Balcony remedials are planned over the coming months – and we will need to remove your entire balcony by crane to carry out the remediation works. This is a complex undertaking and we will provide further details via targeted communications.

Block E (Eddystone House)

- North & East Elevations - soffits and balcony waterproofing membranes continue to be completed. Scaffold strike to these areas is planned to commence from November.
- South & West Elevations – scaffold erection has restarted and we have commenced the removal of the render and timber cladding finishes. Residents should expect this to continue over the coming period.

Block T (Pendeen House)

The remaining ACM and render works are expected to be completed over the next 6-8 weeks and residents will see the removal of the scaffolding during this time.

INTERNAL CONDITION SURVEYS

Internal Condition Surveys have commenced to A – D, E & T and you will be contacted by the Resident Liaison Officer to arrange a suitable appointment.

You are not obligated to have an Internal Condition Survey but refusal will mean that Regen Facades will not action any internal repairs that may be needed on completion of the façade remediation works.

Please refer to the FAQs for further details about why the surveys are recommended and what to expect on the visit.

If you have any questions about these surveys or would like to schedule an appointment, please reach out to Christina via email at rlo.prospectplace@regenfacades.co.uk

Intrusive Hydrock Surveys

In parallel to the Internal Condition Surveys being arranged (to ensure your property is returned to normal following the completion of the façade remediation works), your Property Manager may also reach out to request Intrusive Surveys to help inform the scope of future works.

Please reach out if you have any questions.

Estate Maintenance and Housekeeping

- Regen Facades has agreed to provide Ringley (the Property Manager) with access to restricted areas so maintenance works on the estate can be undertaken – such as weeding and cleaning.
- Monthly stakeholder meetings have been arranged with Regen Facades, PPMC and Ringley to discuss and action site-wide concerns – this has recently actioned the noise from the forklift truck and the landscaping to Breakwater House.
- Ringley has shared a copy of the condition survey that assessed the state of the hard landscaping across site – such as broken drains and damaged kerb stones. Regen Facades accepts that construction related activity has caused damage to the estate and we are discussing the next steps with PPMC and the Property Managers.
- Please reach out to the Resident Liaison Officer if you have concerns about the façade remediation works or to seek additional information about the works ahead.

You can reach us at rlo.prospectplace@regenfacades.co.uk

RESIDENT STEERING GROUP

Christina is arranging a Resident Steering Group that will provide direct access to the construction team for Q&A – this is part of a commitment to improve communication with residents and other stakeholders on site.

Resident volunteers from Blocks B, C and D1 have come forward and it would be great to hear from volunteers to represent Blocks A, D2, D3, D4, E and T.

MONTHLY FAQ

Can I use my balcony/terrace during the recladding work?

Balconies will be restricted whilst hazardous works are taking place outside of your apartment - this is for safety reasons as the works pose a potential risk to personal injury.

Access to your balcony will be temporarily restricted by installing a 3M Jackloc type adhesive restrictor (the restrictor will prevent unauthorised access to the balcony but maintain ventilation).

Please remove all your belongings from your balcony before the commencement of works to ensure their safety.