

## PROSPECT PLACE

### Façade Remediation

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## KEY TO NOTE

- A new website and FAQ document has been produced – here you can find further Information about the planned programme of works and answers to common questions [www.prospectplace-remedials.co.uk](http://www.prospectplace-remedials.co.uk)
- Please ensure the Resident Liaison email is added to your ‘safe senders’ list to avoid any important messages being missed.
- Your Resident Liaison Officer, Christina Hammond, is setting up a Project mailing list for those who wish to receive progress updates directly. Please send an email to [rlo.prospectplace@regenfacades.co.uk](mailto:rlo.prospectplace@regenfacades.co.uk) and ask to join the mailing list (you can request to leave at any time too).
- Internal Condition Surveys will be arranged for each apartment over the next couple of months. Please reach out directly if you would like one of the appointment slots in October – please refer to the FAQs to find out more.
- Your Resident Liaison Officer is setting up a Resident Steering Group to provide an opportunity for discussion and feedback with the Contractor – please reach out to Christina if you would be interested in volunteering to represent your building at these meetings.

## CONTACT INFORMATION

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

### PROJECT OFFICE

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

## ANTICIPATED COMPLETION DATES

Block & Name	ACM	Insulated 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

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.

These works will enhance the performance of the façade under the Building Safety Act legislation.

The current scope of works on Alderney House, Breakwater House and Caldey Island House is partial at this time, and the surveys being undertaken will create a scope in compliance with the SRT.

**Block A (Alderney House)** – the completion of the ACM cladding works should be expected shortly and the striking of the remaining scaffolding has commenced – tracking to complete this Autumn.

**Block B & C (Breakwater and Caldey Island House)** – the façade works are currently paused until the relevant access licenses are obtained. Bellway Homes, The PPMC and Management Co are currently arranging the necessary licenses and they are expected shortly.

**Block D1 (Daavar House)** – residents should expect the re-commencement of cladding works to the East Elevation from 25/09/23 and the continuation of Electronic Leak Detection tests of balconies to the North, South and East Elevations.

**Block D2 (Douglas House)** – the erection of new scaffolding is programmed to continue to the South Elevation.

**Block D3 (Dovercourt House)** – the Installation of Insulation to the East Elevation balconies (where previously removed) and further Electronic Leak Detection (ELD) tests of the balcony membranes should be expected.

### Block E (Eddystone House)

- Electronic Leak Detection tests of balcony membranes will continue to all elevations.
- Installation of cladding subframes and boarding to the underside of soffits is programmed for the North and East Elevations.
- Surveys and Quality Control of the render to the South and West Elevations will continue.
- Rendering to soffits should be expected.
- Scaffold strike to the North Elevation is programmed to commence from October.
- Installation of Insulation to the East Elevation (where previously removed) is programmed to continue from October.

**Block T (Pendeen House)** – Installation of the cavity barriers and rendered soffits should be expected in preparation for the scaffold strike to the South & West Elevation – programme tracking to complete this Autumn.

## SHORT TERM PROGRAMME (CONT).

**Maintenance & General Site Housekeeping** – concerns have been raised by residents about damages to the hardstanding and restricted access for Ringley to undertake maintenance works across the development (such as to clear weeds).

These Issues have been raised at the Contractor meeting and with PPMC – the following updates can be provided:

**Flower Beds** – the contractor has instructed the replacement of the flower beds to the front of Breakwater House. It is noted that whilst this was always programmed to take place, the date has been brought forward to accommodate needs.

**Damages to Hardstanding** – Ringley has commissioned a report to assess damage to the hardstanding across the development (potentially caused by Construction related activities – such as broken covers, curbs and drains).

The report has yet to be shared with the Contractor but it will be reviewed with the Ringley and PPMC at a future date to address any relevant matters.

## 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.

Residents of Breakwater and Caldey Island House should not expect works on their buildings until the access licenses have been agreed – an update will be provided when details are made available.

## 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.

Residents that would like to volunteer to represent their block / building at the Resident Steering Group (RSG) are also encouraged to reach out to the RLO for information.

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

*\*FRAEW - Fire Risk Appraisal of External Wall*

*\*\*FSA – Fire Safety Assessment*

## MONTHLY FAQ

Internal condition surveys will be undertaken to record the conditions of the external walls of your home – Christina will be in contact to arrange a suitable appointment.

### What is a condition survey and how does it affect me?

Minor cracking may occur to the internal plasterboard lining, forming the external wall of your home – due to vibrations from the cladding remediation works on the outside.

To ensure that your home is returned to normal, an Internal Condition Survey is required – access to your property will be needed and an assessment of your walls, floors, ceilings, and other finishes will be recorded.

You are not obligated to have an Internal Condition Survey, but refusal may mean that internal repairs are not actioned by the Contractor upon completion of the works.

Find out more about these surveys and what to expect within the FAQs – [www.prospectplace-remedials.co.uk](http://www.prospectplace-remedials.co.uk)

