

PROSPECT PLACE

Façade Remediation



KEY TO NOTE

- Residents are advised to reach out to the Resident Liaison Officer if they have any questions or concerns about the ongoing remediation works – you can reach Chrsitina via rlo.prospectplace@regenfacades.co.uk
- The next online Q&A session will be taking place on 23rd May at 16.30 – this provides an opportunity for residents to discuss the works with the stakeholder team. You can request access to the meeting via the Resident Liaison Officer.
- Bellway Homes has undertaken further surveys to determine the extent of any additional remediation works to meet the Self Remediation Terms agreed with the Welsh Government – the results of these surveys will be shared shortly.
- Landscaping will continue to be re-instated over the coming periods and as the remaining scaffolding is struck from each building.
- Residents are reminded that balconies and terraces should be clear of personal belongings throughout the duration of the remediation works – this is to ensure their safety and to provide a clear working area for the operatives. Belongings left on balconies can cause delays to the façade remediation works.

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	BALCONIES	RENDER	TIMBER	EWS1
Alderney House (A)	Completed.		Subject to Survey	Subject to Survey	Subject to Survey
Breakwater House (B)	Completed.		Subject to Survey	Subject to Survey	Subject to Survey
Caldey Island House (C)	2024 Spring		Subject to Survey	Subject to Survey	Subject to Survey
Davaar House (D1)	Completed.		2024 Spring	2024 Spring	2024 Spring
Douglas House (D2)		2024 Summer	2024 Spring		2024 Spring
Dovercourt House (D3)	Completed.		2024 Summer	Completed.	2024 Summer
Duncansby House (D4)		2024 Summer	2024 Summer		2024 Summer
Eddystone House (E)	Completed.		Completed.	Completed.	Pending.
Pendeen House (T)	Completed.		Completed.		Issued.

PROGRESS UPDATE

Block A B & C (Alderney, Breakwater & Caldey Island House)

Replacement ACM to Alderney House & Breakwater House has been completed – and has achieved Building Control approval.

Remaining ACM works to Caldey Island House are now almost complete with the scaffolding being progressively struck – we anticipate the completion of the works and the removal of the scaffolding in May 2024.

Bellway Homes has undertaken further surveys to determine the extent of any additional remediation works to meet the Self Remediation Terms agreed with the Welsh Government – the results of these surveys will be shared shortly.

Block D1 (Davaar House)

Removal and replacement of the render system on the West Elevation continues to programme.

Progressive striking of the scaffolding to the North, East and South Elevations will continue this period – leaving only the West Elevation and the South staircase and hoist for access.

Remaining works anticipated to complete by Spring 2024.

Block D2 (Douglas House)

Remaining render works to the North and South Elevations are expected to complete this period with the scaffolding struck progressively to each level.

Investigations to the bolt-on-balconies have been completed and we have since been asked to replace the trapped spandrel panels – this means that the bolt-on balconies will need to be removed temporarily for access.

The Resident Liaison Officer will reach out to those apartments that are impacted to make necessary arrangements.

Block D3 (Dovercourt House)

Removal of scaffolding to the East and South Elevations will continue over the next period (the staircase on the South will remain to provide access for the rendering works to the South Elevation of Block D4).

Render replacement works to the North and West Elevation and the East Elevation Projection area are progressing well and to programme.

Block D4 (Duncansby House)

Erection of scaffolding to the South Elevation should shortly be expected to facilitate the replacement render – this required some temporary back-propping to both levels of the carpark. A temporary carpark has been located on the service road and your Property Manager will reallocate the spaces accordingly.

Investigations to the bolt-on-balconies have been completed and we have since been asked to replace the trapped spandrel panels – this means that the bolt-on balconies will need to be removed temporarily for access.

The Resident Liaison Officer will reach out to those apartments that are impacted to make necessary arrangements.

Block E (Eddystone House)

Replacement ACM, Rendering and Cedral Cladding works have been completed and the remaining scaffolding is being struck from the building. EWS1 certificates will be provided shortly.

Block T (Pendeen House)

Façade remediation works to Pendeen House are completed and an EWS1 certificate has been provided to your Property Manager at Ringley.