

## PROSPECT PLACE

### Façade Remediation

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### KEY TO NOTE

- The Resident Steering Group for Blocks A-D, E & T will be taking place on week commencing 8th January. It will be an opportunity for residents to have open discussions with the project team and other key stakeholders.
- Internal Condition Surveys are being scheduled – If a survey is required to your apartment we will reach out via the Resident Liaison Officer to arrange a suitable appointment with you.
- Regen Facades is waiting for permission to recommence works at Breakwater House and Caldey Island House. Bellway Homes and Ringley continue to pressure the Freeholder to conclude the access licenses as no works can continue until these have been received.
- Residents are advised that the programme has been sequenced for the best overall completion date for the remaining works on site – as such new areas of scaffolding may be erected before existing areas are taken down.
- Bellway Homes is currently undertaking external wall surveys (FRAEW) to blocks A-C and internal surveys (FSA) to blocks A-E & T to determine the full scope of remedial work required under the Self Remediation Terms (SRT). 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)	2023 Autumn	2023 Autumn	N/A

## SHORT TERM PROGRESS UPDATE

### Block A (Alderney House)

The ACM replacement works have been completed.

The remaining works to the carpark soffit are anticipated 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)

Façade 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 activity over the coming period – this will include the continuation of balcony waterproofing works and rendering to soffits and the façade.

Scaffold erection to the West elevation will commence from 27/11 and it is anticipated to take 6 weeks to erect – this will facilitate access for the façade remediation works.

Designs for the replacement timber cladding continues.

### Block D2 (Douglas House)

Scaffold erection to the South Elevation has been completed and the replacement of the render system has commenced – residents should expect this to continue over the next period.

It may be necessary to remove the balconies over the coming months – to facilitate the replacement of the trapped spandrel panels. If necessary, we will provide further details via targeted communications to affected apartments.

Scaffold erection to the North elevation should be expected from January to enable the commencement of the rendering to the entrance.

### Block D3 (Dovercourt House)

Residents should expect the continuation of render works to the South & East elevation and waterproofing repairs to levels 7 & 8 from December.

Scaffold erection to the West elevation will continue and has been programmed to complete in December – facilitating our access to commence the façade remediation works.

Scaffold strike to the South and East elevation is programmed from early next year (following the completion of the timber cladding replacement works) and scaffold erection to the final projection should be anticipated from January.

## Block D4 (Duncansby House)

It may be necessary to remove the balconies over the coming months – to facilitate the replacement of the trapped spandrel panels. If necessary, we will provide further details via targeted communications to affected apartments.

## Block E (Eddystone House)

Scaffolding to the North elevation has been struck.

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

Residents should expect the rendering to the South and West façade to continue over the coming period.

## Block T (Pendeen House)

The soffit and balcony waterproofing has been completed and the remaining scaffolding is being struck before Christmas – this will allow for the completion of the remaining ACM works to the ground floor whilst maintaining access to the entrance.

## Estate Maintenance and Housekeeping

Regen Facades has agreed to provide the property manager with access to restricted areas so essential maintenance works can be undertaken.

Monthly stakeholder meetings have been arranged to discuss and action site-wide concerns – this has recently addressed concerns with the flickering lights on the compound and litter picking to the bay area.



## MONTHLY FAQ

### What is an EWS1 certificate and what other work is planned at Prospect Place?

EWS1 assessments were introduced by the Royal Institution of Chartered Surveyors (RICS), Building Societies Association (BSA) and UK Finance – they are a voluntary industry-wide process that support the valuation of apartment blocks that may need cladding remediation works.

EWS1 certificates provide assurance to lenders and property buyers that buildings have been assessed for fire risk.

An EWS1 certificate will be provided upon the completion of each building – you will not need to wait for other buildings to be completed before this certificate is provided (see note below relating to Blocks A, B & C).

Bellway Homes is currently undertaking further external wall surveys (FRAEW) and Internal surveys (FSA) to ensure that the full scope of remedial works required under the 'Self Remediation Terms' (SRT) is undertaken.

These works will enhance the performance of each building under the 'Self Remediation Terms' (SRT) and to meet the standards set by the Welsh Government.

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

Please reach out to the Resident Liaison Officer if you have further questions or require additional support.

## VOLUNTEERS WANTED

Residents are being asked to volunteer to represent their building as part of a 'Resident Steering Group' – providing residents with access to the construction team and other key stakeholders (to help improve communications on site).

The first 'Resident Steering Group' is scheduled to take place from week commencing 8th January.

Thank you to those residents who have already volunteered to represent B, C, D1 & D2.

If you would like to volunteer to represent A, D3, D4, E or T or to find out more, please reach out to the Resident Liaison Officer via [rlo.prospectplace@regenfacades.co.uk](mailto:rlo.prospectplace@regenfacades.co.uk)