

PROSPECT PLACE

Façade Remediation



KEY TO NOTE

- Regen Facades has received permission from the Freeholders to recommence works at Breakwater and Caldey Island House – updated programme dates have been added to the table below.
- Bellway Homes is undertaking external surveys to Alderney, Breakwater and Caldey Island House to determine the scope of additional remediation works required under the Self Remediation Terms (SRT) – the results of the surveys will be known in Q1 2024.
- Internal Condition Surveys are being arranged with selected apartments in Blocks D1, D2, D3, D4 and E – please reach out to the Resident Liaison Officer if you have received a letter or email to arrange a suitable appointment.
- Pendeen House will be receiving an EWS1 certificate in February 2024 – this will be provided to Leaseholders as soon as it is available.
- The first Resident Steering Group meeting took place in January – providing an opportunity for Leaseholders and Residents to meet and ask questions to the Construction team, Bellway Homes and other stakeholders. Reach out to rlo.prospectplace@regenfacades.co.uk to find out about the next event, a virtual Resident Drop-In Session taking place at 4.30pm on 22 February.

CONTACT INFORMATION

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RLO PHONE NUMBER

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OUT OF HOURS CONTACT

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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	EWS1
Alderney House (Block A)	Completed.	Subject to survey	Subject to survey	TBC
Breakwater House (Block B)	February 2024	Subject to survey	Subject to survey	TBC
Caldey Island House (Block C)	Spring 2024	Subject to survey	Subject to survey	TBC
Davaar House (Block D1)	Spring 2024	Spring 2024	Spring 2024	Spring 2024
Douglas House (Block D2)	Spring 2024	Spring 2024	Spring 2024	Spring 2024
Dovercourt House (Block D3)	Summer 2024	Summer 2024	Summer 2024	Summer 2024
Duncansby House (Block D4)	Summer 2024	Summer 2024	Summer 2024	Summer 2024
Eddystone House (Block E)	Spring 2024	Spring 2024	Spring 2024	Spring 2024
Pendeen House (Block T)	January 2024	January 2024	Not applicable.	February 2024

SHORT TERM PROGRESS UPDATE

Block A (Alderney House)

ACM cladding replacement to Alderney House is complete and has achieved Building Control approval.

Bellway Homes is undertaking additional external surveys to determine whether remediation work is required to any other façade systems (such as to the render and timber areas) – the results of these surveys will be known in Q1 2024.

Block B (Breakwater House)

Permission to recommence the remaining work to Breakwater House (under the current scope) has been provided – it should be completed within the next 4 weeks.

Bellway Homes is undertaking additional external surveys to determine whether remediation work is required to any other façade systems (such as to the render and timber areas) – the results of these surveys will be known in Q1 2024.

Block C (Caldey Island House)

Permission to recommence remaining works to Caldey Island House (under the current scope) has been provided – it should be completed within the next 12-14 weeks and the scaffolding will be struck progressively.

Residents should expect some noise disruption as the cladding works continue and as operatives remobilise on the block.

Bellway Homes is undertaking additional external surveys to determine whether remediation work is required to any other façade systems (such as to the render and timber areas) – the results of these surveys will be known in Q1 2024.

Block D1 (Davaar House)

Balcony waterproofing work will continue over the next period as well as the rendering of soffits to the North, South and East elevations – with scaffolding removal from February.

Scaffold access to the West elevation will be completed shortly and the removal of the existing façade shall commence. It has been programmed to remove the render floor by floor (so not to leave the façade exposed for any longer than necessary).

Block D2 (Douglas House)

Rendering to the South elevation has been progressing well – and will continue over the coming period. Investigations to the bolt-on-balconies will be undertaken externally to determine whether they need to be removed for access.

Scaffolding above the carpark entrance to commence shortly.

Block D3 (Dovercourt House)

Balcony waterproofing work will continue over the next period as well as the rendering of soffits – scaffold strike to the South and East elevations will commence following the completion of the timber cladding remediations.

Scaffold erection to part of the North and West elevations is now complete and the commencement of remediation works should be expected shortly.

Block D4 (Duncansby House)

Investigations to the bolt-on-balconies will be undertaken to determine whether they need to be removed for access – no other works are expected in the period.

MONTHLY FAQ

What is an EWS1 Certificate and when will it be issued?

An EWS1 certificate is a document that provides evidence that the external walls of a building have been assessed for fire risk and are compliant to fire safety regulations – the certificate is required for certain types of buildings in the UK (including multi-occupied residential buildings).

The EWS1 certificate is issued by a qualified professional (such as a Chartered Surveyor or Fire Engineer) who has assessed the external walls of the building and determined that they meet the standards for fire safety.

An EWS1 certificate will be provided upon the successful completion of each building – you will not need to wait for other buildings to be completed before an EWS1 certificate is provided to you.

Bellway Homes is undertaking external surveys to Alderney, Breakwater and Caldey Island House to determine the scope of additional remediation works required under the Self Remediation Terms (SRT) with the Welsh Government – the results of the surveys will be known in Q1 2024.

Block E (Eddystone House)

Rendering to the South and West elevation will be continuing in the coming period and residents should expect activity on the scaffolding – part of the scaffolding will be removed as the remaining works are completed.

Block T (Pendeen House)

Final remediation works to the lower floors is underway and is expected to be completed in January 2024 – shortly followed by Building Control approval and the issuance of an EWS1.

Estate Maintenance and Housekeeping

In response to the stakeholder meeting this month we have instructed the repair and replacement of debris netting to the outside of the scaffolding – this is to ensure that waste remains within the confines of the site and reduces the risk of it falling to the floor and around the bay area.

Residents are advised to reach out if they have any questions or concerns about the remediation works on site - the RLO can be contacted via rlo.prospectplace@regenfacades.co.uk.

