

167-176 BASIN APPROACH

Fire Safety Remediation



INTRODUCTION TO REGEN FACADES

Regen Facades has been contracted by Bellway Homes to undertake mandatory fire safety remediation works at 167-176 Basin Approach (Block F) at Limehouse Basin to both Internal and External areas of the buildings.

Remediation works and their associated costs are being funded by Bellway Homes – so there is no cost to residents or leaseholders.

A dedicated Resident Liaison Team (RLT) has been appointed to ensure you are kept informed throughout the remediation works and to answer any questions you have. The RLT aims to provide a timely response to all questions and will seek answers from the appropriate construction and stakeholder teams.

The RLT can be reached via email at rlo.limehousebasin@regenfacades.co.uk

You can download a copy of the Frequently Asked Questions factsheet and the latest progress updates from our dedicated website www.limehousebasin-remedials.co.uk

An access licence has been agreed with your Freeholder and Management Company for the commencement of the external remediations (which we anticipate starting later this month). Licences are still being negotiated for the Internal works (a commencement date will be advised once this is in place).

CONTACT INFORMATION

RLO EMAIL ADDRESS

rlo.limehousebasin@regenfacades.co.uk

RLT PHONE NUMBER

07719 908008

EMERGENCY CONTACT

07513 133 234

WEBSITE & FAQs

www.limehousebasin-remedials.co.uk

ANTICIPATED PROGRAMME DATES

BUILDING NAME	FAÇADE START	FAÇADE FINISH	INTERNAL START	INTERNAL FINISH
BLOCK F	FEBRUARY 2025	SPRING 2025	AUTUMN 2025	AUTUMN 2025

SEQUENCE OF WORKS

- Establish a small compound to nearby visitor parking bays (this will host a welfare vehicle and storage area).
- Commence remediation works to communal firestopping, communal compartmentation and fire doors.
- Resident Liaison Officer will reach out to arrange a visit to undertake remediation works to your front door – please book this at your earliest convenience.
- Erect scaffolding locally to the exterior to facilitate access for the façade remediation works.
- Commence the façade remediation works to the Decking, Insulated Spandrel Panels and Render (In accordance with the FRAEW recommendations).
- Demobilisation from site.

INTERNAL CONDITION SURVEYS

Internal Condition Surveys are required to all apartments prior to the commencement of works – this is to ensure your home is returned to normal upon completion of the remediation and maintenance work (as vibrations to the walls may cause minor cracking to occur to internal finishes).

Access to your home will be required to undertake the survey – an assessment of your walls and ceilings (and other finishes within close proximity will be taken). A copy of this survey will be provided to the leaseholder as a record.

You are not obligated to have an Internal Condition Survey but refusal may mean we are unable to undertake repairs to your home upon completion of the works.

Our Resident Liaison Team will reach out to you and arrange a suitable appointment before works commence.

JOIN THE MAILING LIST

Please reach out to you Resident Liaison Team (RLT) via email at rlo.limehousebasin@regenfacades.co.uk to request access to the remediation works newsletter mailing list.

YOUR APARTMENT FRONT DOOR

Maintenance works are required to your apartment front door and to the services 'letterboxes' entering your home. You will be contacted by the Resident Liaison Officer to schedule an appointment for these **mandatory works** nearer the time.

You will need to be available for a weekday from 9am to 5pm for the necessary works to take place. Maintenance work will be undertaken in the morning on the day and an operative will return in the afternoon to carry out any making good.

RESTRICTED ACCESS TO BALCONIES

PLEASE NOTE: THIS RELATES ONLY TO APARTMENTS HAVING THEIR DECKING REPLACED.

It has been agreed with your Property Manager that you will not have access to your balcony until all works are complete and the scaffolding has been removed from your building – as the works pose a risk to personal safety.

Access to your balcony will be restricted with a 'Jack-Lock' type adhesive fastener – this will prevent normal access to your balcony but will maintain some ventilation.

You will need to clear your balcony of all personal belongings prior to the commencement of works to ensure the safety of your items and to ensure safety critical works can proceed unobstructed. Our Resident Liaison team will reach out nearer the time to provide advance notice.

Thank you for your co-operation in advance.

FREQUENTLY ASKED QUESTIONS

You can download a copy of the Frequently Asked Questions factsheet from our dedicated remediations website – this can be accessed via www.limehousebasin-remedials.co.uk

If you have any questions in the meantime, please reach out to your Resident Liaison Team on the contact details shown overleaf and we will seek answers from the relevant construction and stakeholder team members.