

Message

**From:** Steve Blake [SBlake@rydon.co.uk]  
**Sent:** 23/11/2015 13:01:46  
**To:** REED Neil [neil.reed-ext@uk.arteliagroup.com]; David Hughes [dhughes@rydon.co.uk]; 'M.Smith@maxfordham.com' [M.Smith@maxfordham.com]  
**CC:** MALCOLM Andrew [andrew.malcolm-ext@uk.arteliagroup.com]; 'Claire Williams ' [clwilliams@kctmo.org.uk]; d.campbell@maxfordham.com; Jason North [jnorth@rydon.co.uk]; Batty,Tony [tbatty@silcockdawson.co.uk]; 'Jon White' (jwhite@jrp.co.uk) [jwhite@jrp.co.uk]  
**Subject:** RE: Ventilation to gas risers @ Grenfell Tower

Neil,

As previously stated the requirement to fit these vents is a decision for the Landlord to make and not as a consequence of the works carried out.

Building Control have suggested that the matter is considered as a risk based decision which is worthy of further thought.

Stephen Blake  
Refurbishment Director

T  
D  
M

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**From:** REED Neil [mailto:neil.reed@uk.arteliagroup.com]  
**Sent:** 20 November 2015 15:17  
**To:** David Hughes; 'M.Smith@maxfordham.com'  
**Cc:** MALCOLM Andrew; 'Claire Williams '; d.campbell@maxfordham.com; Jason North; Batty,Tony; Steve Blake; 'Jon White' (jwhite@jrp.co.uk)  
**Subject:** RE: Ventilation to gas risers @ Grenfell Tower

I think what is important here is whether the BCO will sign off the flats without this provision - the below does not clarify this for the avoidance of doubt.

And whether JS Wright are happy to offer the flat up with this matter treated as a derogation for the clients Risk Register given it will not comply with current requirements if even best practice? Are Rydon (JS Wright) failing to comply with anything if this doesn't happen?

While it might not be in the BCO's remit to comment - I don't understand the statement "not in their scope of works" - he has a duty to sign of the works as compliant with building regulations does he not? Is there not an overlap with other relevant gas related regs?

Thanks

Neil



**Neil REED**  
Head of Project Delivery  
ARTELIA UK  
High Holborn House - 52-54 High Holborn • WC1V 6RL • Holborn • United Kingdom  
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**From:** David Hughes [dhughes@rydon.co.uk]  
**Sent:** 20 November 2015 10:51  
**To:** 'M.Smith@maxfordham.com'  
**Cc:** MALCOLM Andrew; 'Claire Williams '; [d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com); Jason North; REED Neil; Batty,Tony; Steve Blake; 'Jon White' ([jwhite@jrp.co.uk](mailto:jwhite@jrp.co.uk))  
**Subject:** RE: Ventilation to gas risers @ Grenfell Tower

Hi Matt

I had a conversation with John Hoban (RBKC Building control officer) and Jon White onsite on Wednesday regarding the ventilation to the gas risers.

Building control will not offer written comment as not in their scope of works due to being a refurb & subsequently will also not be inspecting them.

There's no need to do anything unless we have adversely affected the risers

Necessity to do something/improve the current situation could be done on a risk assessment basis

- ie. If there's been no previous issue with gas riser then a small vent is an improvement on the current situation, even if not up to current regulations.

If we do fit them, then they cannot be fitted into the hall way as this is the escape route.

Hope this helps

Kind regards

Dave

David Hughes  
Site Manager

T  
M [REDACTED]

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**From:** [M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com) [<mailto:M.Smith@maxfordham.com>]

**Sent:** 09 November 2015 13:31

**To:** Steve Blake

**Cc:** 'MALCOLM Andrew'; 'Claire Williams '; David Hughes; [d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com); Jason North; Neil Reed; Batty,Tony

**Subject:** Re: Ventilation to gas risers @ Grenfell Tower

Afternoon Steve

I appreciate the difficulties of working in a refurbishment environment. If you do not believe that assessing the available leakage then I'm afraid I don't see any alternative to providing the larger ventilation area suggested by JS Wright. I've discussed this with IGEM directly with the same outcome.

An option on the 2-beds could be to vent to the adjacent store cupboard - subject to Building Control approval - rather than to the kitchen or bathroom to limit potential for re-dec to tiling etc.

Kind regards,

Matt

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From: Steve Blake <[SBlake@rydon.co.uk](mailto:SBlake@rydon.co.uk)>

To: "[M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com)" <[M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com)>, David Hughes <[dhughes@rydon.co.uk](mailto:dhughes@rydon.co.uk)>

Cc: Jason North <[jnorth@rydon.co.uk](mailto:jnorth@rydon.co.uk)>, "[d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)" <[d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)>, "Batty,Tony" <[tbatty@silcockdawson.co.uk](mailto:tbatty@silcockdawson.co.uk)>, 'Claire Williams ' <[cwilliams@kctmo.org.uk](mailto:cwilliams@kctmo.org.uk)>, Neil Reed <[neil.reed@uk.arteliagroup.com](mailto:neil.reed@uk.arteliagroup.com)>, 'MALCOLM Andrew' <[andrew.malcolm@uk.arteliagroup.com](mailto:andrew.malcolm@uk.arteliagroup.com)>

Date: 02/11/2015 18:23

Subject: Re: Ventilation to gas risers @ Grenfell Tower

Matt,

This is an example of the difficulties of working in a refurbishment environment.

I do not see a credible way to assess the available leakage.

The decision here is what you recommend to your Client for us to install.

We have given advice as requested but we are not the designer of this element of the work.

These works are not as a consequence of any new installation but something the Landlord wants to install to improve the building.

I am on site tomorrow and will follow up then.

Many thanks

Stephen Blake

Director

Rydon Maintenance Ltd.

D  
M

----- Original message -----

From: [M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com)

Date: 02/11/2015 15:40 (GMT+00:00)

To: David Hughes <[dhughes@rydon.co.uk](mailto:dhughes@rydon.co.uk)>

Cc: Jason North <[jnorth@rydon.co.uk](mailto:jnorth@rydon.co.uk)>, Steve Blake <[SBlake@rydon.co.uk](mailto:SBlake@rydon.co.uk)>, [d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com), "Batty, Tony" <[tbatty@silcockdawson.co.uk](mailto:tbatty@silcockdawson.co.uk)>, 'Claire Williams' <[clwilliams@kctmo.org.uk](mailto:clwilliams@kctmo.org.uk)>, Neil Reed <[neil.reed@uk.arteliagroup.com](mailto:neil.reed@uk.arteliagroup.com)>, 'MALCOLM Andrew' <[andrew.malcolm@uk.arteliagroup.com](mailto:andrew.malcolm@uk.arteliagroup.com)>

Subject: RE: Ventilation to gas risers @ Grenfell Tower

Afternoon Dave

Sorry it's taken me a while to get back to you. Please see the email chain below which contains the discussion I had with Dave Bradbury at JS Wright about the ventilation provision.

The gist of it is that there is guidance out there for sizing these vents but the thought process needs to be expanded to take into account the additional advantageous ventilation currently available through the leaky construction of the risers. Whilst I agree that a sensible size of vent should be installed rather than the very large area that falls out of the IGEM calc, we would need to see some justification for this in the form of calculations or airtightness testing.

Kind regards,

Matt

No matching project rule suggestions found  
RE: M&E Client progress meeting 25.9.15 notes  
David Bradbury  
to:  
'M.Smith@maxfordham.com', 'Simon Lawrence'

06/10/2015 15:12

Cc:

David Peacock

Hide Details

From: David Bradbury <[DavidBradbury@jswright.co.uk](mailto:DavidBradbury@jswright.co.uk)>

To: "M.Smith@maxfordham.com" <[M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com)>, 'Simon Lawrence' <[slawrence@rydon.co.uk](mailto:slawrence@rydon.co.uk)>

Cc: David Peacock <[DavidPeacock@jswright.co.uk](mailto:DavidPeacock@jswright.co.uk)>

Hi Matt, thanks for the call.

Further to our conversation:

Options:

- We calculate the pipework leakage based on a selected % etc. to determine the vent requirements. or
- We test the air tightness of the cupboard in order to reduce the size of the required grilles.

Or

As I mentioned on the phone, we have building control on site Thursday so it may well be worthwhile asking him to look at an example cupboard to establish what they would deem acceptable.

Kind regards,

Dave Bradbury  
Design Manager  
Head Office

Tel: [REDACTED] | Fax: [REDACTED] | Mob: [REDACTED] | Email: [davidbradbury@jswright.co.uk](mailto:davidbradbury@jswright.co.uk) | Web: [www.jswright.co.uk](http://www.jswright.co.uk)

**From:** David Bradbury

**Sent:** 06 October 2015 11:37

**To:** 'M.Smith@maxfordham.com' <[M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com)>; 'Simon Lawrence' <[slawrence@rydon.co.uk](mailto:slawrence@rydon.co.uk)>

**Cc:** David Peacock <[DavidPeacock@jswright.co.uk](mailto:DavidPeacock@jswright.co.uk)>

**Subject:** FW: M&E Client progress meeting 25.9.15 notes

Matt / Simon, Can you give me a call to discuss the gas cupboard vents when you can please.

I'd like to come to a sensible solution but at the moment the vents are too big.

If you look at Toms email below and the attached, he has rightly so sized the grilles using the IGEM/UP/2 but I feel parts are open to interpretation.

We've also reviewed the BS8313, but this implies we either vent to external, or we don't compromise the enclosure, or we use an inert infill.

The result is a 320x320 grille (hi and low!) all be it this is based on 50% free area. But it seems ridiculously big and this does take into account the separation on each floor but unfortunately the cross sectional area remains the same.

Call me later to discuss further when you can, thanks.

Kind regards,

Dave Bradbury  
Design Manager  
Head Office

Tel: [REDACTED] | Fax: [REDACTED] | Mob: [REDACTED] | Email: [davidbradbury@jswright.co.uk](mailto:davidbradbury@jswright.co.uk) | Web: [www.jswright.co.uk](http://www.jswright.co.uk)

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**From:** thomas hollywood  
**Sent:** 01 October 2015 10:35  
**To:** David Bradbury <[DavidBradbury@jswright.co.uk](mailto:DavidBradbury@jswright.co.uk)>  
**Cc:** Andrew Smith <[andrewsmith@jswright.co.uk](mailto:andrewsmith@jswright.co.uk)>  
**Subject:** RE: M&E Client progress meeting 25.9.15 notes

Hi Dave,

Please find attached the ventilation requirements for enclosed risers that contain gas pipework. Please note 1no. grille required at the top and bottom of each riser.

This is taken from IGEM/UP/2 and also complies with BS 8313.

After looking at the drawings, the risers are between 0.05 and 7.5 m2 therefore the minimum free area of each ventilation opening must be 0.05 m2.

Based on a 50% louvre to achieve free area 0.05 m2;

Louvre face area = 0.10 m2  
Louvre size = approx. 320 x 320 minimum

Let me know if you need a any more information from me.

Kind regards,

Thomas Hollywood  
Design Engineer  
Head Office

Tel: [REDACTED] | Fax: [REDACTED] | Mob: [REDACTED] | Email:[thomashollywood@jswright.co.uk](mailto:thomashollywood@jswright.co.uk) | Web:[www.jswright.co.uk](http://www.jswright.co.uk)

**From:** Simon Lawrence [<mailto:slawrence@rydon.co.uk>]  
**Sent:** 29 September 2015 16:31  
**To:** David Peacock; Paul Featherston  
**Cc:** Steve Blake; David Bradbury; Jonathon Earl  
**Subject:** FW: M&E Client progress meeting 25.9.15 notes

Dave / Paul,

Further to today's meeting please see notes in relation to the email below:-

2. DP to provide an agenda and confirm to SL exactly what is to be offered / inspected at the meeting next week (6<sup>th</sup> October) so the Client team are prepared. – To be actioned by 30/9  
DP to confirm to SL that Hoval will be in attendance on the 6<sup>th</sup> October as planned – To be actioned by 30/9  
Note: - Invites have been sent out to Client team myself.
3. AOV supply. Jonathon Earl/RJ Electrics to ensure that the AOV back-up supply options along with costs are provided to ourselves. – To be actioned by 2/10  
JSW design team to confirm that the route of the AOV secondary power supply to the plant room within the new risers is acceptable by Building Control Fire Officer (Paul Hanson)
4. DP / Dave Bradbury to forward layout drawings (M&E) to Max Fordham for the 1 & 2 Bed flats where the HIU isn't located in the hallway. – To be actioned by 2/10  
DP to forward insulation details from Denco to Max Fordham for approval. This is where pipes share the same boxing. – To be actioned by 2/10
5. DP to provide DB with information of existing roof plant room equipment so drawing can be completed and forwarded to Max

Fordham – To be actioned by 2/10

6. JSW to close out Hub Room Elevations action below. Jonathon Earl to assist in getting the information – To be actioned by 2/10
7. JSW to provide door entry information including a method of installation to the client team & RML – To be actioned by 2/10
8. Gas pressure calculations. SL has requested information from Client before JSW can complete the calcs. – Await response from Client
9. BMS description of operations – completed by DB (JSW)
10. JSW to carry out drainage cctv / repairs as per MEP spec. – to be actioned by 9/10
11. JSW to carry out lightning conductor repairs as per MEP spec. – to be actioned by 9/10
12. Dry Riser extension to be carried out. – Action RML to confirm date when inlet box can be fitted to new screen.
  15. JSW to survey existing extract fans to recommend replacement Strategy – to be actioned by 2/10
- 16 & 17 DB to provide information from regs for the vents - to be actioned by 2/10

AOB.

DP to completion programme for all outstanding JSW works, highlighting all activities and areas – to be actioned by 2/10

Note – HIU installation programme for the non hallway flats to start on 19<sup>th</sup> October at a rate of opening 12no. flat per day.

Next meeting booked for 2pm 6<sup>th</sup> October.

Regards

Simon Lawrence, ACIOB, MInstLM  
Contracts Manager

T  
M

**From:** Simon Lawrence  
**Sent:** 25 September 2015 13:13  
**To:** Claire Williams ; Duncan Campbell ; Matt Smith ; Steve Blake; JS Wright >> David Peacock  
**Cc:** Dave Bradbury ([davidbradbury@jswright.co.uk](mailto:davidbradbury@jswright.co.uk)); 'Batty,Tony'; Paul Featherston  
**Subject:** M&E Client progress meeting 25.9.15 notes

Dear All,

Notes as agreed.

1. MF require 5 day notice to attend inspections.
2. Next inspection to be Tuesday 6<sup>th</sup> October at 10am. To include BMS and Hoval re-commission together with back up supply to

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AOV. SL to send out outlook invites.

3. CW to confirm attendance with Anthony Cheney and Cofely – NOTE back up supply to AOV.
4. Final HIU layout drawings to be forwarded to MF. To include information regarding insulation to pipes within boxing.
5. Roof plant room information being issued 25/9
6. Hub room elevations to be issued 25/9
7. Door Entry information 25/9.
8. Gas pressure drop calculations re issued 25/9
9. Updated BMS description of operations 25/9
10. Note – drainage repairs as CCTV to be done.
11. Note – Lightening Conductor works to done.
12. Note – Dry riser extension to done.
13. Note – Nursery layout to be reviewed – washing machine needed.
14. Note – CW to arrange for CW tanks to be mended to avoid future flooding of plant room.
15. JSW to survey existing extract fans to recommend replacement Strategy – 2/10
16. JSW to issue vent proposal for gas ventilation to existing kitchen cupboard – 2/10.
17. JSW to issue vent proposal for heat dissipation venting to communal riser cupboards/boxings.

Many thanks

Simon Lawrence, ACIOB, MInstLM

Contracts Manager


T  
M

Rydon Group Ltd

Grenfell Tower, Grenfell Road, Notting Barns, W11 1TQ.

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From: David Hughes <[dhughes@rydon.co.uk](mailto:dhughes@rydon.co.uk)>  
To: "M.Smith@maxfordham.com" <[M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com)>  
Cc: Jason North <[jnorth@rydon.co.uk](mailto:jnorth@rydon.co.uk)>, Steve Blake <[SBlake@rydon.co.uk](mailto:SBlake@rydon.co.uk)>  
Date: 02/11/2015 15:20  
Subject: RE: Ventilation to gas risers @ Grenfell Tower

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Hi Matt

Have you had a chance to look at our proposal for the ventilation to the gas risers?

Please could you answer ASAP?

Kind regards

Dave

David Hughes  
Site Manager  
T [REDACTED]  
M [REDACTED]

**From:** David Hughes  
**Sent:** 28 October 2015 15:08  
**To:** 'M.Smith@maxfordham.com'  
**Cc:** Jason North; Steve Blake  
**Subject:** Ventilation to gas risers @ Grenfell Tower

Hi Matt

In relation to the ventilation to gas risers within the flats, we propose using a circular 70mm vent at the top and bottom of each riser.

I believe that there are 2no risers in each two bed flat and 1no riser in each one bed flat.

I've attached the data sheet for the style of vent that we propose using.

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Please can you confirm that this is acceptable?

Any questions, please give me a call

Kind regards

Dave

David Hughes

Site Manager

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M

Rydon Group Ltd

Marlborough House, Warrior Square, St Leonards on Sea, East Sussex, TN37 6BG.

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