

## NOTES FROM MEETING 5

## Project: Grenfell Tower Refurbishment

File ref.: 1279-M1-006

**Notes from Project Meeting held on Thursday 18 July 2012 at 14h00 at Appleyards**

**Present:**

Paul Dunkerton	RBKC TMO (TMO)
Colin Chiles	Leadbitter (LB)
Alun Dawson	Appleyards (AY)
David Hale	Appleyards
Chweecheen Lim	Appleyards
Stefano Strazzullo	Curtins Consulting (CC)
Andrew McQuatt	Max Fordham LLP
Matt Smith	Max Fordham LLP
Arthur Lewis-Nunes	Max Fordham LLP
C Churchman	Churchman Landscape Architects(CLA)
B. Sounes	Studio E LLP (SE)

**Distribution:**

As present

M. Anderson	RBKC TMO
Marc Watterson	Taylor Young
J. Caine	Curtins
Bill Watts	Max Fordham LLP
Keith Bushell	Appleyards
Jane Simpson	Jane Simpson Access
Terry Ashton	Exova

## APPOINTMENTS

## Action

A. Dawson gave verbal confirmation that all appointments are approved. However the TMO would like to sub-contract all consultants via Studio E up until Stage D, with the total fee up until Stage D not exceeding £174k, which is the OJEU threshold for requiring work to be tendered. This will probably mean deferring some fees post Stage D.

AY

Exceptions will be Taylor Young and Appleyards who will be appointed direct by the TMO.

AY to forward details of subcontractor quotes to Studio E.

AY

AY to clarify proposed terms of Agreements.

AY

After Stage D the design team would be novated to Leadbitter to complete stages E and possibly F1, to take the project to Contract Award. Post Contract Leadbitter's intention is to contract with each party directly, as is proposed on KALC.

LB

Leadbitter will confirm scope and deliverables for Stage E/F1 for the next

meeting, next week.

## PROGRAMME

Leadbitter will prepare a draft programme. The outline proposal is :

LB

- ∞ Planning submission: end of August
- ∞ Stage E/F & procurement: August/September/October
- ∞ Start on site: February 2013

Programme to consider need for decanting (eg Nursery, Boxing club) and phasing/sequencing work to individual flats.

## PLANNING

Meeting planned for following day with RBKC. Taylor Young to prepare and discuss deliverables with Officer and will attend next meeting.

It has been confirmed that the application will not be considered as a major application and therefore will take 8 weeks. For the sake of timing a further 2 weeks should be allowed for validation. Two possible dates for submission would be:

Tue 21 August - Committee 30 October 2012  
 Tue 04 September - Committee 13 November 2012

Review of RBKC LDF indicates that the scale of the development will trigger the need for a BREEAM assessment, although this might be a pre-assessment only, with a commentary as to why this refurbishment can't achieve the targets.

## ARCHITECTURE

AY confirmed that the Design team is to proceed to Planning on the premise that the Nursery will be located at ground floor and the boxing club at Walkway level.

Boards prepared for public engagement 12 July tabled, showing window and canopy options. LB comment that sliding windows might be costly because of the need for a restrictor device. Reversible windows will have concerns about the robustness of the hinges. Any option will need to satisfy higher safety standards than existing.

C. Chiles to consult buyer on window suppliers (Monday). SE would like LB's view on self-cleaning glass.

LB

Studio E are proposing to have full working mock-up windows prepared and installed somewhere on site for resident consultation. Proposals to be forwarded to TMO/LB for comment.

SE

Zinc rainscreen emerging as front runner aesthetically for cladding. VMZinc composite panel may be most cost effective for true zinc finish.

Canopy which is separated into separate sections rather than a continuous ribbon would appear to be the more satisfactory. This may mean having some





Curtins to review scope drawings, in particular areas requiring complex demolition eg lift pit, existing lift and stair, upstand beam to existing boxing club. CC

Curtins to review impact of proposed hot water storage at roof level. CC/MF

### QUANTITY SURVEYOR

AY to prepare upgrade to cost plan based on updated drawings tabled at meeting, including external works proposed to south of tower. Middle of following week AY

### PREVIOUS ACTIONS

Weekly resident drop ins planned for period up to planning, beginning 2 July. TMO

Resident focus group to be set up by TMO to interface with design team and contractor. TMO

Separate engagements proposed with Boxing Club and nursery. Boxing club meeting outstanding. TMO

MF to do more detailed thermal calculations but initially the guidance is to achieve the same free vent area as existing. MF to clarify. MF

KB comment on asbestos register clarified: existing registers are several years old and make reference to reviewing condition. Has this been done? TMO

There is no existing fire strategy for the building. Exova to proceed. Exova

### NEXT MEETING

Next meeting to be held at Studio E, 26 July 2012 @ 2pm