

Kiran Singh

From: Alex Bosman
Sent: 31 July 2013 16:37
To: 'Sharon.Fisher@rbkc.gov.uk'
Cc: Siobhan Rumble; Sacha Jevans; Peter Maddison; Alasdair Manson
Subject: RE: Claim Reference: N3TPC000006
Attachments: Elec repair order 2.13 onwards.xlsx

Hi Sharon,

Please see attached Electrical repairs from February 2013 onwards relating to electrical works at Grenfell Tower.

Please let me know if there is any further information required.

Thanks,

Alex

Alex Bosman

Head of Contract Management
Kensington & Chelsea TMO
292a Kensal Road
W10 5BE



From: Alex Bosman
Sent: 29 July 2013 15:17
To: 'Sharon.Fisher@rbkc.gov.uk'
Cc: Siobhan Rumble; Sacha Jevans; Peter Maddison; Alasdair Manson
Subject: RE: Claim Reference: N3TPC000006

Hi Sharon,

Thanks for forwarding this letter; I am working to pull all the information together.

- Please see attached most recent block PIR which is dated 4.5.2010 and the completion certificate following the recent works. These were both carried out by our contractor RGE.
- We are currently preparing the repair history for the block and will be able to forward shortly.
- The Damage to the bus bars on the Ryfield boards was cause during investigation into the surges. These have now been made good.
- Grenfell Tower was built in 1975 and the electrics are original as installed at the time.

- The poor connection would arise over time; as the connection heats and cools depending on electrical load over the years the connection deteriorates.
- Following the reports on the 10.5 and the 16.5 electrical inspections were carried out within the individual flats with no faults found. UK Power Networks were contacted to investigate the reports of surges on the power supply side and reported that no faults could be found on the supply to the building. at this time it was not clear if the fault was within the individual properties or on the block supply.

I hope this information answers your questions and will forward the repair/compliant history once its compiled.

Please do not hesitate to contact me with any further questions.

Thanks,

Alex

Alex Bosman

Head of Contract Management
Kensington & Chelsea TMO
292a Kensal Road
W10 5BE



Address line 2	Repair number	Logged date	Repair header, Repair description	Current stage	Priority code	WFO name	Trade code, Description for location for code	Location code	SOR item no.	WO line, Repair description	Description line 1
GRENFELL ROAD	201302764	04/02/2013	ATTEND SITE TO RENEW ELECTRICAL SUPPLY THE WATER BOOSTER SET	5	2	RGE SERVICES	ELECTRICAL PLANT ROOM	MANMA		SOR CODE FOR MANUAL WORKS ORDERS	SOR CODE FOR MANUAL WORKS ORDERS
LANCASTER WEST ESTATE	201302391	13/04/2013	COHRS CALL NUM: [REDACTED] - DATE: 13/04/13 - TIME: 08:43	35	OH	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL SEE NOTE	ELE120		RCD SOCKET REF. CRA 2426/03BGand TEST: SUPPLY AND INSTALL.	RCD socket Ref. CRA 2426/03BGand test: Supply and install.
LANCASTER WEST ESTATE	201302523	17/04/2013	COHRS CALL NUM: [REDACTED] - DATE: 12/04/13 - TIME: 21:10	35	OH	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201303783	24/04/2013	RECTIFY FAULT IN POWER CIRCUIT	35	N	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201404824	01/05/2013	RECTIFY FAULT IN POWER CIRCUIT	19	N	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL BATHROOM	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201306022	13/05/2013	RECTIFY FAULT IN POWER CIRCUIT	15	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201306487	15/05/2013	COHRS CALL NUM: [REDACTED] - DATE: 11/05/13 - TIME: 22:03	35	OH	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201307084	20/05/2013	RECTIFY FAULT IN POWER CIRCUIT	35	U	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL BATHROOM	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201307179	20/05/2013	RECTIFY FAULT IN POWER CIRCUIT LIGHTS	35	U	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201307209	20/05/2013	RECTIFY FAULT IN POWER CIRCUIT AFFECTING LIGHTING THROUGHOUT	35	N	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
GRENFELL ROAD	201307655	22/05/2013	SUPPLY AND INSTALL ENERGY MONITORING EQUIPMENT	5	2	RGE SERVICES	ELECTRICAL ELECTRICAL INTAKE CB	MANMA		SOR CODE FOR MANUAL WORKS ORDERS	SOR CODE FOR MANUAL WORKS ORDERS
GRENFELL ROAD	201307823	23/05/2013	SUPPLY INSTALL COMMISSION SURGE PROTECTION EQUIPMENT	5	2	RGE SERVICES	ELECTRICAL ELECTRICAL INTAKE CB	MANMA		SOR CODE FOR MANUAL WORKS ORDERS	SOR CODE FOR MANUAL WORKS ORDERS
LANCASTER WEST ESTATE	201308003	28/05/2013	RECTIFY FAULT IN POWER CIRCUIT - BATHROOM	35	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL BATHROOM	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201308286	29/05/2013	RECTIFY FAULT IN POWER CIRCUIT	35	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201308272	29/05/2013	RECTIFY FAULT IN POWER CIRCUIT - LOST OF ELECTRICITY TO FLAT	35	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201308275	29/05/2013	RECTIFY FAULT IN POWER CIRCUIT	35	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL LIVING ROOM	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201308408	30/05/2013	RECTIFY FAULT IN POWER CIRCUIT	35	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL SEE NOTE	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201308427	30/05/2013	FAULTY ELECTRIC SHOWER	35	U	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL BATHROOM	MANMA		SOR CODE FOR MANUAL WORKS ORDERS	SOR CODE FOR MANUAL WORKS ORDERS
LANCASTER WEST ESTATE	201308462	30/05/2013	RECTIFY FAULT IN POWER CIRCUIT	35	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL KITCHEN	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201308493	29/05/2013	COHRS CALL NUM: [REDACTED] - DATE: 29/05/13 TIME: 18:27	35	OH	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	MANMA		SOR CODE FOR MANUAL WORKS ORDERS	SOR CODE FOR MANUAL WORKS ORDERS
LANCASTER WEST ESTATE	201308500	30/05/2013	RECTIFY FAULT IN POWER CIRCUIT	14	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201308504	29/05/2013	COHRS CALL NUM: [REDACTED] - DATE: 29/5/13 TIME: 20:11	35	OH	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	MANMA		SOR CODE FOR MANUAL WORKS ORDERS	SOR CODE FOR MANUAL WORKS ORDERS
LANCASTER WEST ESTATE	201308505	30/05/2013	RECTIFY FAULT IN POWER CIRCUIT	14	E	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201308588	30/05/2013	BATHROOM LIGHT NOT WORKING AFTER POWER PROBLEM	35	U	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL BEDROOM	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
GRENFELL ROAD	201309534	06/06/2013	EST LIGHT - EMERGENCY CALLOUT ATTEND IN 4HRS COMP IN 24HRS	5	6	RGE SERVICES	ELECTRICAL EXTERNAL	CLE002		EMERGENCY CALL OUT - ESTATE LIGHTING - ATTEND WITHIN 4 HRS -	EMERGENCY CALL OUT - ESTATE LIGHTING - ATTEND WITHIN 4 HRS -
LANCASTER WEST ESTATE	201310014	10/06/2013	RECTIFY FAULT IN POWER CIRCUIT	35	U	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201310939	14/06/2013	RECTIFY FAULT IN POWER CIRCUIT	18	U	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL BATHROOM	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201311067	17/06/2013	RECTIFY FAULT IN POWER CIRCUIT	35	MF	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL BATHROOM	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201311791	19/06/2013	DOH 19/6 NO POWER THROUGHOUT PROPERTY	35	OH	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		RECTIFY FAULT IN POWER CIRCUITINCLUDING CHECK AND RESET FUS	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201312386	25/06/2013	FAULTY ELECTRICS IN FLAT TO RECTIFY - MOST PLUGS DONT WORK	35	N	WILLMOTT DIXON PARTNERSHIPS LT	ELECTRICAL THROUGHOUT	ELE013		Rectify fault in power circuitincluding check and reset fus	Rectify fault in power circuitincluding check and reset fus
LANCASTER WEST ESTATE	201312747	27/06/2013	ESTATE LIGHTING - URGENT ATTEND AND COMP WITHIN 5 DAYS	5	7	RGE SERVICES	ELECTRICAL EXTERNAL	CLE003		URGENT - ESTATE LIGHTING - ATTEND AND COMPLETE WITHIN 5 DAYS	URGENT - ESTATE LIGHTING - ATTEND AND COMPLETE WITHIN 5 DAYS
GRENFELL ROAD	201312947	28/06/2013	EST LIGHT - EMERGENCY CALLOUT ATTEND IN 4HRS COMP IN 24HRS	5	6	RGE SERVICES	ELECTRICAL COMMUNAL AREA	CLE002		EMERGENCY CALL OUT - ESTATE LIGHTING - ATTEND WITHIN 4 HRS -	EMERGENCY CALL OUT - ESTATE LIGHTING - ATTEND WITHIN 4 HRS -

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference: Grenfell Tower / 145002

1. DETAILS OF THE CLIENT

Client Address: The Royal Borough of Kensington & Chelsea , TMO, Network Hub, 292a Kensal Road, London, W10 5BE

2. DETAILS OF THE INSTALLATION

Installation Address: Grenfell Tower, Grenfell Road, London, W11 1TQ

Extent of the installation covered by this certificate: New CC1H120mm MICC supply cable from domestic riser sub-mains service head 2.to riser enclosure in walkway riser cupboard.

The installation is: New N/A An addition N/A An alteration

3. DESIGN

I/We being the person(s) responsible for the design of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, hereby CERTIFY that the design work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2008, amended to 2011 except for the departures, if any, detailed as follows.

Details of departures from BS 7671 (Regulations 120.3, 133.5): N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the DESIGN of the installation:

Name: N/A Position: N/A Signature: N/A Date: N/A

Where there is divided responsibility for the design:

Name: N/A Position: N/A Signature: N/A Date: N/A

4. CONSTRUCTION

I/We being the person(s) responsible for the construction of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the construction, hereby CERTIFY that the construction work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2008, amended to 2011 except for the departures, if any, detailed as follows.

Details of departures from BS 7671 (Regulations 120.3, 133.5): N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the CONSTRUCTION of the installation:

Name: Bob Greene Position: Qualified Supervisor Signature:  Date: 09/07/2013

5. INSPECTION AND TESTING

I/We being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby CERTIFY that the inspection and testing work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2008, amended to 2011 except for the departures, if any, detailed as follows.

Details of departures from BS 7671 (Regulations 120.3, 133.5): N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the INSPECTION AND TESTING of the installation:

Name: Bob Greene Position: Qualified Supervisor Signature:  Date: 09/07/2013

Report reviewed and confirmed by:

Name: Bob Greene Position: Qualified Supervisor Signature:  Date: 09/07/2013

6. DESIGN, CONSTRUCTION, INSPECTION AND TESTING

I/We being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the design work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2008, amended to 2011 except for the departures, if any, detailed as follows.

Details of departures from BS 7671 (Regulations 120.3, 133.5): N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the DESIGN, the CONSTRUCTION, and the INSPECTION AND TESTING of the installation:


Name: N/A Position: N/A Signature: N/A Date: N/A

Report reviewed and confirmed by:

Name: N/A Position: N/A Signature: N/A Date: N/A

7. NEXT INSPECTION

I/We the designer(s), RECOMMEND that this installation is further inspected and tested after an interval of not more than: 2 Months

8. DETAILS OF THE ELECTRICAL CONTRACTOR			
Design (1)	Trading Title: RGE Services Ltd		
Address:	19-21 Roebuck Road		Registration Number (if applicable):
	Hainault Business Park		Telephone Number:
	Essex	Postcode: IG6 3TU	
	Design (2) Trading Title:		
Address:			Registration Number (if applicable):
	Postcode:		Telephone Number:
Construction Trading Title:			
Address:			Registration Number (if applicable):
	Postcode:		Telephone Number:
Inspection and Testing Trading Title:			
Address:			Registration Number (if applicable):
	Postcode:		Telephone Number:

9. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS				
System Type(s)	Number and Type of Live Conductors		Nature of Supply Parameters	Characteristics of Primary Supply Overcurrent Protective Device(s)
TN-S <input checked="" type="checkbox"/>	ac: <input checked="" type="checkbox"/> 1-phase (2 wire): N/A	dc: <input type="checkbox"/> 1-phase (3 wire): N/A	Nominal voltage(s): U: 400 V U ₀ : 230 V	BS(EN): 88-2 Fuse HRC Type: gG Rated current: 400 A Short-circuit capacity: 80 kA
TN-C-S <input type="checkbox"/>	2-phase (3 wire): N/A	2 pole: N/A	Nominal frequency, f: 50 Hz	
TNC <input type="checkbox"/>	3-phase (3 wire): N/A	3 pole: N/A	Prospective fault current, I _{pf} : 1.21 kA	
TT <input type="checkbox"/>	3-phase (4 wire): <input checked="" type="checkbox"/>	Other: N/A	External earth fault loop impedance, Z _e : 0.19 Ω	
IT <input type="checkbox"/>	Other: N/A	Confirmation of supply polarity: <input checked="" type="checkbox"/>	Number of supplies: 2	

10. PARTICULARS OF INSTALLATION AT THE ORIGIN			
Means of Earthing		Details of Installation Earth Electrode (where applicable)	
Distributor's facility: <input checked="" type="checkbox"/>	Type: N/A	Location: N/A	
Installation earth electrode: N/A	Electrode resistance, R _A : N/A Ω	Method of measurement: N/A	
Maximum Demand (Load): N/A N/A	Protective measure(s) against electric shock: ADS		
Main Switch or Circuit-Breaker		Earthing and Protective Bonding Conductors	
Type BS(EN): N/A	Voltage rating: N/A V	Earthing conductor	Continuity & connection verified: N/A
Number of poles: N/A	Rated current, I _n : N/A A	Conductor material: N/A	Conductor csa: N/A mm ²
Supply conductors material: N/A	RCD operating current: N/A mA	Main protective bonding conductors	Continuity & connection verified: N/A
Supply conductors csa: N/A mm ²	RCD operating time: N/A ms	Conductor material: N/A	Conductor csa: N/A mm ²
		Bonding of extraneous-conductive parts	
		Water service: N/A	Gas service: N/A
		Oil service: N/A	Lightning protection: N/A
		Structural Steel: N/A	Other incoming service(s): N/A

11. COMMENTS ON EXISTING INSTALLATION
Would suggest monitoring all rising main connections whilst surrounding building works ongoing. Vibration present. Existing

12. SCHEDULE OF ITEMS INSPECTED

Methods of protection against electric shock

Both basic and fault protection:

- N/A (i) SELV
- N/A (ii) PELV
- LIM (iii) Double or Reinforced Insulation

Basic protection:

- (i) Insulation of live parts
- LIM (ii) Barriers or enclosures
- N/A (iii) Obstacles **
- N/A (iv) Placing out of reach **

Fault protection:

(i) Automatic disconnection of supply

- Presence of earthing conductor
- N/A Presence of circuit protective conductors
- N/A Presence of main protective bonding conductors
- N/A Presence of earthing arrangements for combined protective and functional purposes
- N/A Presence of adequate arrangements for alternative source(s), where applicable
- N/A FELV
- Choice and setting of protective and monitoring devices (for fault protection and/or overcurrent protection)

(ii) Non-conducting location **

- N/A Absence of protective conductors

(iii) Earth-free local equipotential bonding **

- N/A Presence of earth-free local equipotential bonding

(iv) Electrical Separation

- N/A Provided for 'one item' of current-using equipment
- N/A Provided for 'more than one item' of current-using equipment **

Additional protection:

- N/A Presence of residual current device(s)
- N/A Presence of supplementary bonding conductors

** For use in controlled supervised/conditions only

Prevention of mutual detrimental influence

- (a) Proximity of non-electrical services and other influences
- N/A (b) Segregation of Band I and Band II circuits or use of Band II insulation
- N/A (c) Segregation of safety circuits

Identification

- N/A Presence of diagrams, instructions, circuit charts and similar information
- N/A Presence of danger notices and other warning notices
- N/A Labelling of protective devices, switches and terminals
- N/A Identification of conductors

Cables and Conductors

- N/A Selection of conductors for current carrying capacity and voltage drop
- N/A Erection methods
- N/A Routing of cables in prescribed zones or within mechanical protection
- LIM Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise adequately protected against nails, screws and the like
- N/A Additional protection provided by 30mA RCD for cables in concealed walls (where required in premises not under the supervision of skilled or instructed persons)

- Connection of conductors

- X Presence of fire barriers, suitable seals and protection against thermal effects

General

- X Presence and correct location of appropriate devices for isolation and switching
- X Adequacy of access to switchgear and other equipment
- N/A Particular protective measures for special installations and locations
- N/A Connection of single-pole devices for protection or switching in line conductors only
- Correct connection of accessories and equipment
- Presence of undervoltage protective devices
- N/A Selection of equipment and protective measures appropriate to external influences
- N/A Selection of appropriate functional switching devices

13. SCHEDULE OF ITEMS TESTED

- External earth fault loop impedance, Ze
- N/A Installation earth electrode resistance, RA
- Continuity of protective conductors
- N/A Continuity of ring final circuit conductors
- Insulation resistance between live conductors
- Insulation resistance between live conductors and earth
- N/A Protection by separation of circuits
- N/A Protection against direct contact by barrier or enclosure provided during erection
- N/A Insulation of non-conducting floors or walls
- Polarity
- Earth fault loop impedance, Zs
- Verification of phase sequence
- N/A Operation of residual current device(s)
- Functional testing of assemblies
- Verification of voltage drop

All boxes must be completed. 'tick' indicates that an inspection or test was carried out and that the result was satisfactory. 'X' indicates that an inspection or test was carried out and the result is not satisfactory. 'N/A' indicates that an inspection or test was not applicable to the particular installation. 'LIM' indicates that, exceptionally, a limitation agreed with the person ordering the work prevented the inspection or test being carried out.

CIRCUIT DETAILS

Distribution board designation:

Service Head 2

Location:

Main Intake room

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Live conductors: mm ²	Circuit conductors: mm ²	Max disconnect times permitted by BS7671	BS(EN)	Type No	A Rating	Short-circuit Capacity KA	Operating current MA	RCD	Overcurrent protective devices	
														Operating current MA	Maximum Zs permitted by BS7671
1	11th to 20th Flat Ryfields	H	F	1	120	37	5	88-2	gg	400	80	N/A	N/A		
2	11th to 20th Flat Ryfields	H	F	1	120	37	5	88-2	gg	400	80	N/A	N/A		
3	11th to 20th Flat Ryfields	H	F	1	120	37	5	88-2	gg	400	80	N/A	N/A		

BOARD CHARACTERISTICS													
APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION													
Supply to this distribution board is from:													
Origin													
Overcurrent protective device for the distribution circuit:													
BS(EN):													
Rating:													
No of poles:													
RCD operating times													
At In: N/A ms													
At Sin: N/A ms													
Confirmation of supply polarity													
Zs: N/A Ω													
Ipr: N/A kA													
RCD													
BS(EN):													
Rating:													
No of phases: 1													
Nominal Voltage: 230 V													
R/A mA													
R/A mA													
Type of Wiring O-Other: N/A													

PERIODIC INSPECTION REPORT
(BS 7671:2008 as amended)

292623 - Macfar

DETAILS OF THE CLIENT

Client	Kensington & Chelsea TMO	Address	Charles house 375 Kensington high street London W14 8QH
Purpose of this report	Clients request		

DETAILS OF THE INSTALLATION

Occupier	Kensington and Chelsea TMO	Description of premises	Domestic <input checked="" type="checkbox"/>	Commercial <input checked="" type="checkbox"/>	Industrial <input checked="" type="checkbox"/>
Address	Grenfell tower Grenfell tower Grenfell road Lancaster west estate London W11 1TG	Other	Communal areas		
		Estimated age of the electrical installation		12	yrs
		Evidence of alterations or additions	<input checked="" type="checkbox"/>	If yes estimated age	N/A yrs
Date of previous inspection	Not Known	Electrical Installation Certificate No or previous Periodic Inspection Report No	N/A		
Records of installation available	<input checked="" type="checkbox"/>	Records held by	N/A		

EXTENT AND LIMITATIONS OF THE INSPECTION

Extent of electrical installation covered by this report

FIXED WIRING AND FUSE BOARDS

Agreed limitation of the inspection and testing

All areas of no access

This inspection has been carried out in accordance with BS7671:2008(IEE Wiring Regulations), as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof space and generally within the fabric of the building or underground have not been inspected.

DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including observations overleaf and the attached schedules, provide an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations of the inspection.

INSPECTION, TESTING AND ASSESSMENT BY:		REPORT REVIEWED AND CONFIRMED BY:	
Signature	<i>M Chessher</i>	Signature	<i>D Stead</i>
Name	M.Chessher	Name	D STEAD
Position	ENGINEER		
Date	02/04/2010	Date	04/05/2010

SCHEDULES AND ADDITIONAL PAGES

Schedule of items inspected and schedules of items tested:	Page 4	Additional pages, including additional source(s) data sheets	Pages NONE
Schedule of Circuit Details for the installation	5 - 13 (odd)	Schedule of Test Results for the installation	6 - 14 (even)

NEXT INSPECTION

We recommend that this installation is further inspected and tested after an interval of not more than **5 Years**

Provided that any observations which have been attributed recommendation code 1 (requires urgent attention) are remedied without delay. Observations attributed recommendation code 2 or 3 should be acted on as soon as is practical.

DETAILS OF THE INSPECTION AND TEST COMPANY

Trading Title: **RGE Services**

Address: **19-21 Roebuck road, Hainault, Ilford, Essex, IG6 3TU**

Telephone number: [Redacted]

Fax number: [Redacted]

NICEIC Enrolment No.: [Redacted]

Branch No. (if applicable): **N/A**

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

* System Type(s)	* Number and Type of Live Conductors				Nature of Supply Parameters				* Supply protective device characteristics	
TN-S <input checked="" type="checkbox"/>	a.c. <input checked="" type="checkbox"/>		d.c. <input checked="" type="checkbox"/>		Nominal Voltage U	400 V	Uo	230 V	BS(EN)	
TN-C-S <input checked="" type="checkbox"/>	1-Phase (2 wire) <input checked="" type="checkbox"/>	1-Phase (3 wire) <input checked="" type="checkbox"/>	2 Pole <input checked="" type="checkbox"/>		Nominal frequency f	50 Hz			1361 Fuse HBC	
TN-C <input checked="" type="checkbox"/>	2-Phase (3 wire) <input checked="" type="checkbox"/>		3 Pole <input checked="" type="checkbox"/>		Prospective fault current ipf	2.09 kA			Type 2	
TT <input checked="" type="checkbox"/>	3-Phase (3 wire) <input checked="" type="checkbox"/>	3-Phase (4 wire) <input checked="" type="checkbox"/>	Other <input checked="" type="checkbox"/>		External loop impedance Ze	0.11 Ω			Nominal current rating	400 A
IT <input checked="" type="checkbox"/>	Other	N/A			Number of supplies	1			Short circuit capacity	88 kA

PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

* Means of Earthing		Details of Installation Earth Electrode (where applicable)				
Distributor's facility <input checked="" type="checkbox"/>		Type (eg rod(s), tape etc)	N/A		Location	N/A
Installation earth electrode <input checked="" type="checkbox"/>		Electrode resistance, R _A	N/A Ω		Method of measurement	N/A

* Main Switch or Circuit-Breaker				Maximum Demand (load)	Protective measure(s) against electric shock
Type BS(EN)	5419 Isolator	Voltage rating	400 V	280 Amps	ADS
No of poles	3	Current rating	400 A		
Supply conductors material	Copper	RCD Operating current, I _{Δn}	N/A mA		
Supply conductors csa	16 mm ²	RCD Operating time at, I _{Δn}	N/A ms		

Earthing and Protective Bonding Conductors					
Earthing Conductor		Main protective bonding conductors		Bonding of extraneous conductive parts	
Material	Copper	Material	Copper	Water	Gas
csa	90 mm ²	csa	50 mm ²	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Continuity check	<input checked="" type="checkbox"/>	Continuity check	<input checked="" type="checkbox"/>	Oil	Steel
				N/A	N/A
				Lightning	Other
				N/A	N/A

* Where a number of sources are available to supply the installation, and where the data given for the primary source may differ from other sources, a separate sheet must be provided which identifies the relevant information relating to each additional source.

SCHEDULE OF ITEMS INSPECTED		† see note below	
PROTECTIVE MEASURES AGAINST ELECTRIC SHOCK		Prevention of mutual detrimental influence	
Basic and fault protection		<input checked="" type="checkbox"/>	Proximity of non-electrical services and other influences
<input checked="" type="checkbox"/>	SELV	<input checked="" type="checkbox"/>	Segregation of Band I and Band II circuits or Band II insulation used.
<input type="checkbox"/>	PELV	<input type="checkbox"/>	Segregation of Safety Circuits
<input type="checkbox"/>	Double or Reinforced insulation	Identification	
Basic protection		<input checked="" type="checkbox"/>	Presence of diagrams, instructions, circuit charts and similar information
<input checked="" type="checkbox"/>	Insulation of live parts	<input checked="" type="checkbox"/>	Presence of danger notices and other warning notices
<input checked="" type="checkbox"/>	Barriers or enclosures	<input checked="" type="checkbox"/>	Labelling of protective devices, switches and terminals
<input type="checkbox"/>	Obstacles **	<input checked="" type="checkbox"/>	Identification of conductors
<input type="checkbox"/>	Placing out of reach **	Cables and Conductors	
Fault protection		<input checked="" type="checkbox"/>	Selection of conductors for current-carrying capacity and voltage drop
Automatic disconnection of supply		<input checked="" type="checkbox"/>	Erection methods
<input checked="" type="checkbox"/>	Presence of earthing conductor	<input type="checkbox"/>	Routing of cables in prescribed zones
<input checked="" type="checkbox"/>	Presence of circuit protective conductors	<input checked="" type="checkbox"/>	Cables incorporating earthed armour or sheath or run in an earthed wiring system, or otherwise protected against nails, screws and the like.
<input checked="" type="checkbox"/>	Presence of main protective bonding conductors	<input type="checkbox"/>	Additional protection by 30mA RCD for cables concealed in walls (where required, in premises not under the supervision of skilled or instructed persons)
<input type="checkbox"/>	Presence of earthing arrangements for combined protective and functional purposes	<input type="checkbox"/>	Connection of conductors
<input type="checkbox"/>	Presence of adequate arrangements for alternative source(s), where applicable	<input checked="" type="checkbox"/>	Presence of fire barriers, suitable seals and protection against thermal effects
<input type="checkbox"/>	FELV	General	
<input checked="" type="checkbox"/>	Choice and setting of protective and monitoring devices (for fault protection and/or overcurrent protection)	<input checked="" type="checkbox"/>	Presence and correct location of appropriate devices for isolation and switching
Non-conducting location **		<input checked="" type="checkbox"/>	Adequacy of access to switchgear and other equipment
<input type="checkbox"/>	Absence of protective conductors	<input checked="" type="checkbox"/>	Particular protective measures for special installations and locations
Earth-free equipotential bonding **		<input checked="" type="checkbox"/>	Connection of single-pole devices for protection or switching in line conductors only
<input type="checkbox"/>	Presence of earth-free equipotential bonding	<input checked="" type="checkbox"/>	Correct connection of accessories and equipment
Electrical separation		<input type="checkbox"/>	Presence of undervoltage protective devices
<input type="checkbox"/>	For one item of current-using equipment	<input checked="" type="checkbox"/>	Selection of equipment and protective measures appropriate to external influences
<input checked="" type="checkbox"/>	For more than one item of current-using equipment **	<input checked="" type="checkbox"/>	Selection of appropriate functional switching devices
Additional protection		** For use in controlled supervised/conditions only	
<input checked="" type="checkbox"/>	Presence of residual current device(s)	<input type="checkbox"/>	Basic protection by barrier or enclosure provided during erection
<input checked="" type="checkbox"/>	Presence of supplementary bonding conductors	<input type="checkbox"/>	Insulation of non-conducting floors or walls
SCHEDULE OF ITEMS TESTED		† see note below	
<input checked="" type="checkbox"/>	External earth fault loop impedance, Z_e	<input type="checkbox"/>	Polarity
<input type="checkbox"/>	Installation earth electrode resistance, R_A	<input checked="" type="checkbox"/>	Earth fault loop impedance, Z_s
<input checked="" type="checkbox"/>	Continuity of protective conductors	<input checked="" type="checkbox"/>	Verification of phase sequence
<input type="checkbox"/>	Continuity of ring final circuit conductors	<input checked="" type="checkbox"/>	Operation of residual current devices
<input checked="" type="checkbox"/>	Insulation resistance between live conductors	<input checked="" type="checkbox"/>	Functional testing of assemblies
<input checked="" type="checkbox"/>	Insulation resistance between live conductors and Earth	<input checked="" type="checkbox"/>	Verification of voltage drop
<input type="checkbox"/>	Protection by separation of circuits		

† All boxes must be completed

✓ to indicate an inspection has been carried out and the result was satisfactory

* to indicate an inspection has been carried out and the result is not satisfactory

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N/A to indicate the inspection is not applicable to a particular item
LIM to indicate that exceptionally, a limitation agreed with the person ordering the work prevented the inspection being carried out

BOARD DETAILS		ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION			
TO BE COMPLETED IN EVERY CASE					
Location of distribution board	Main intake room ground floor	Supply to distribution board is from	N/A		Associated RCD (if any)
Distribution board designation	DB 1 GL/1	No of phases	N/A	Nominal Voltage	N/A V
		Overcurrent protective device for the distribution circuit			RCD No of poles
		Type BS(EN)	N/A	Rating	N/A A
					RCD rating, $I_{\Delta n}$
					N/A mA

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection time s	Overcurrent protective device				RCD $I_{\Delta n}$	Max permitted Zs Ω	
					Live mm ²	cpc mm ²		BS(EN)	Type No	Rating A	Short circuit capacity kA			Op. current $I_{\Delta n}$
1/L1	1st flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
1/L2	2nd flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
1/L3	3rd flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
2/L1	4th flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
2/L2	5th flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
2/L3	6th flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
3/L1	7th flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
3/L2	8th flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
3/L3	9th flr lift lobby lights	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
4/L1	10th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
4/L2	11th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
4/L3	12th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
5/L1	13th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
5/L2	14th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
5/L3	15th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
6/L1	16th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
6/L2	17th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
6/L3	18th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
7/L1	19th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
7/L2	20th flr lift lobby light	B	B	7	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
7/L3	1st-5th flr main stairs	B	B	10	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
8/L1	6th-10th flr main stairs	B	B	10	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
8/L2	11th-15th flr main stairs	B	B	10	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	
8/L3	16th-20th flr main stairs	B	B	10	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71	

WIRING CODE								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

BOARD TESTS

<p>ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p>						<p>TEST INSTRUMENTS (SERIAL NUMBERS) USED</p>				
Zs	N/A	Ω	Operating times of associated RCD (if any)	All Δ_n	N/A	ms	Earth fault loop impedance	9571044.	RCD	9571044.
Ipf	N/A	kA		5I Δ_n (if applicable)	N/A	ms	Insulation resistance	9571044.	Other	N/A
Confirmation of Supply polarity						N/A	Continuity	9571044.	Other	N/A

CIRCUIT TESTS

Circuit number and phase	Circuit impedances					Insulation resistance				Polarity	Maximum measured earth fault loop impedance	RCD operating times	
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Earth/Neutral			At Δ_n	At 5I Δ_n
	r ₁ (Line)	r _n (Neutral)	r ₂ (cpc)	R ₁ +R ₂	R ₂	MΩ	MΩ	MΩ	MΩ			ms	ms
1/L1	N/A	N/A	N/A	0.71	N/A	N/A	200>	200>	200>	✓	1.00	N/A	N/A
1/L2	N/A	N/A	N/A	0.60	N/A	N/A	200>	200>	200>	✓	0.89	N/A	N/A
1/L3	N/A	N/A	N/A	0.65	N/A	N/A	200>	200>	200>	✓	1.12	N/A	N/A
2/L1	N/A	N/A	N/A	0.53	N/A	N/A	200>	200>	200>	✓	1.14	N/A	N/A
2/L2	N/A	N/A	N/A	0.67	N/A	N/A	200>	200>	200>	✓	1.08	N/A	N/A
2/L3	N/A	N/A	N/A	0.90	N/A	N/A	200>	200>	200>	✓	1.09	N/A	N/A
3/L1	N/A	N/A	N/A	0.83	N/A	N/A	200>	200>	200>	✓	1.16	N/A	N/A
3/L2	N/A	N/A	N/A	0.57	N/A	N/A	200>	200>	200>	✓	1.23	N/A	N/A
3/L3	N/A	N/A	N/A	0.60	N/A	N/A	200>	200>	200>	✓	1.19	N/A	N/A
4/L1	N/A	N/A	N/A	0.69	N/A	N/A	200>	200>	200>	✓	1.07	N/A	N/A
4/L2	N/A	N/A	N/A	0.81	N/A	N/A	200>	200>	200>	✓	1.11	N/A	N/A
4/L3	N/A	N/A	N/A	0.90	N/A	N/A	200>	200>	200>	✓	1.13	N/A	N/A
5/L1	N/A	N/A	N/A	0.77	N/A	N/A	200>	200>	200>	✓	1.18	N/A	N/A
5/L2	N/A	N/A	N/A	0.83	N/A	N/A	200>	200>	200>	✓	1.30	N/A	N/A
5/L3	N/A	N/A	N/A	0.68	N/A	N/A	200>	200>	200>	✓	1.06	N/A	N/A
6/L1	N/A	N/A	N/A	0.71	N/A	N/A	200>	200>	200>	✓	1.74	N/A	N/A
6/L2	N/A	N/A	N/A	0.82	N/A	N/A	200>	200>	200>	✓	1.66	N/A	N/A
6/L3	N/A	N/A	N/A	0.74	N/A	N/A	200>	200>	200>	✓	1.17	N/A	N/A
7/L1	N/A	N/A	N/A	1.08	N/A	N/A	200>	200>	200>	✓	2.00	N/A	N/A
7/L2	N/A	N/A	N/A	1.03	N/A	N/A	200>	200>	200>	✓	1.80	N/A	N/A
7/L3	N/A	N/A	N/A	0.86	N/A	N/A	200>	200>	200>	✓	1.94	N/A	N/A
8/L1	N/A	N/A	N/A	0.92	N/A	N/A	200>	200>	200>	✓	1.86	N/A	N/A
8/L2	N/A	N/A	N/A	1.00	N/A	N/A	200>	200>	200>	✓	2.02	N/A	N/A
8/L3	N/A	N/A	N/A	0.89	N/A	N/A	200>	200>	200>	✓	2.16	N/A	N/A

TESTED BY

Signature	<i>M Chessher</i>	Position	ENGINEER
Name	M.Chessher	Date of testing	04/05/2010

BOARD DETAILS		TO BE COMPLETED IN EVERY CASE		ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION				
Location of distribution board	Main intake room ground floor	Supply to distribution board is from	N/A			Associated RCD (if any)	BS(EN) N/A	
Distribution board designation	DB 1 GL/1	No of phases	N/A	Nominal Voltage	N/A V	RCD No of poles	N/A	
		Overcurrent protective device for the distribution circuit	Type BS(EN)	N/A	Rating	N/A A	RCD rating, I _{Δn}	N/A mA

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection time s	Overcurrent protective device				RCD Op. current I _{Δn}	Max. permitted Zs Ω
					Live mm ²	cpc mm ²		BS(EN)	Type No	Rating A	Short circuit capacity kA		
9/L1	Lights in intake main	B	B	2	4	2.5	0.4	3871 MCB	2	32	10	30	1.07
9/L2	Lift lobby sockets 1-4	B	B	4	4	2.5	0.4	3871 MCB	2	32	10	30	1.07
9/L3	Lift lobby sockets 5-8	B	B	4	4	2.5	0.4	3871 MCB	2	32	10	30	1.07
10/L1	Lift lobby sockets 9-12	B	B	4	4	2.5	0.4	3871 MCB	2	32	10	30	1.07
10/L2	Lift lobby sockets 13-16	B	B	4	4	2.5	0.4	3871 MCB	2	32	10	30	1.07
10/L3	Lift lobby sockets 17-20	B	B	4	4	2.5	0.4	3871 MCB	2	32	10	30	1.07
11/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
11/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
11/L3	Lights office staircase	B	B	6	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71
12/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
12/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
12/L3	Socket intake main	B	B	1	2.5	1.5	0.4	3871 MCB	2	20	10	N/A	1.71
13/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
13/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
13/L3	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
14/L1	BT socket riser deck leve	H	C	1	2.5	1.5	0.4	60898 MCB	B	10	10	N/A	4.60
14/L2	Air con unit 2	F	C	1	4	35	0.4	60898 MCB	B	20	10	N/A	2.30
14/L3	Air con unit 1	H	C	1	4	35	0.4	60898 MCB	B	20	10	N/A	2.30
15/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
15/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
15/L3	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
16/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
16/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
16/L3	SPARE	-	-	-	-	-	-	-	-	-	-	-	-

WIRING CODE								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

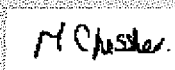
BOARD TESTS

<p align="center">ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p>	<p align="center">TEST INSTRUMENTS (SERIAL NUMBERS) USED</p>
<p>Zs <input type="text" value="N/A"/> Ω Operating times of associated RCD (if any) <input type="text" value="N/A"/> ms</p> <p>Ipf <input type="text" value="N/A"/> kA $A t \Delta n$ <input type="text" value="N/A"/> ms</p> <p>Confirmation of Supply polarity <input type="text" value="N/A"/> $5 I \Delta n$ (if applicable) <input type="text" value="N/A"/> ms</p>	<p>Earth fault loop impedance <input type="text" value="9571044."/> RCD <input type="text" value="9571044."/></p> <p>Insulation resistance <input type="text" value="9571044."/> Other <input type="text" value="N/A"/></p> <p>Continuity <input type="text" value="9571044."/> Other <input type="text" value="N/A"/></p>

CIRCUIT TESTS

Circuit number and phase	Circuit impedances					Insulation resistance				Polarity	Maximum measured earth fault loop impedance	RCD operating times	
	Ω			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Earth/Neutral			$A t \Delta n$	$5 I \Delta n$
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$R_1 + R_2$	R_2	MΩ	MΩ	MΩ	MΩ			ms	ms
9/L1	N/A	N/A	N/A	0.42	N/A	N/A	200>	200>	200>	✓	0.60	N/A	N/A
9/L2	N/A	N/A	N/A	0.39	N/A	N/A	200>	200>	200>	✓	0.48	18.0	17.3
9/L3	N/A	N/A	N/A	0.43	N/A	N/A	200>	200>	200>	✓	0.51	17.0	16.6
10/L1	N/A	N/A	N/A	0.46	N/A	N/A	200>	200>	200>	✓	0.52	19.1	17.6
10/L2	N/A	N/A	N/A	0.48	N/A	N/A	200>	200>	200>	✓	0.52	18.9	17.4
10/L3	N/A	N/A	N/A	0.44	N/A	N/A	200>	200>	200>	✓	0.64	17.8	16.0
11/L1	-	-	-	-	-	-	-	-	-	•	-	-	-
11/L2	-	-	-	-	-	-	-	-	-	•	-	-	-
11/L3	N/A	N/A	N/A	0.46	N/A	N/A	200>	200>	200>	✓	0.53	N/A	N/A
12/L1	-	-	-	-	-	-	-	-	-	•	-	-	-
12/L2	-	-	-	-	-	-	-	-	-	•	-	-	-
12/L3	N/A	N/A	N/A	0.24	N/A	N/A	200>	200>	200>	✓	0.31	N/A	N/A
13/L1	-	-	-	-	-	-	-	-	-	•	-	-	-
13/L2	-	-	-	-	-	-	-	-	-	•	-	-	-
13/L3	-	-	-	-	-	-	-	-	-	•	-	-	-
14/L1	N/A	N/A	N/A	0.39	N/A	N/A	200>	200>	200>	✓	0.48	N/A	N/A
14/L2	N/A	N/A	N/A	0.42	N/A	N/A	200>	200>	200>	✓	0.56	N/A	N/A
14/L3	N/A	N/A	N/A	0.47	N/A	N/A	200>	200>	200>	✓	0.60	N/A	N/A
15/L1	-	-	-	-	-	-	-	-	-	•	-	-	-
15/L2	-	-	-	-	-	-	-	-	-	•	-	-	-
15/L3	-	-	-	-	-	-	-	-	-	•	-	-	-
16/L1	-	-	-	-	-	-	-	-	-	•	-	-	-
16/L2	-	-	-	-	-	-	-	-	-	•	-	-	-
16/L3	-	-	-	-	-	-	-	-	-	•	-	-	-

TESTED BY

Signature		Position	ENGINEER
Name	M.Chessher	Date of testing	04/05/2010

TO BE COMPLETED IN EVERY CASE		ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION			
Location of distribution board	14st floor riser cupboard	Supply to distribution board is from	N/A		Associated RCD (if any)
Distribution board designation	DB LL1	No of phases	N/A	Nominal Voltage	N/A V
		Overcurrent protective device for the distribution circuit			RCD No of poles
		Type BS(EN)	N/A	Rating	N/A A
					RCD rating, $I_{\Delta n}$

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection time s	Overcurrent protective device				RCD Op-current $I_{\Delta n}$	Max permitted Zs Ω
					Live mm ²	cpc mm ²		BS(EN)	Type No	Rating A	Short circuit capacity kA		
1/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
2/L1	Lights to staff room	B	B	6	1.5	1.0	0.4	3871 MCB	2	6	6	N/A	5.71
3/L1	Lights floods adj staffro	B	B	3	1.5	1.0	0.4	3871 MCB	2	6	6	N/A	5.71
4/L1	Lights w/way deck level	B	B	5	1.5	1.0	0.4	3871 MCB	2	6	6	N/A	5.71
5/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
6/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
7/L1	Lights deck level	B	B	5	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71
8/L1	Lights bottom of stairs	B	B	3	1.5	1.0	0.4	3871 MCB	2	6	10	N/A	5.71
9/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
10/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
11/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
12/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-

WIRING CODE								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

BOARD TESTS

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION						TEST INSTRUMENTS (SERIAL NUMBERS) USED				
Zs	N/A	Ω	Operating times of associated RCD (if any)	At Δn	N/A	ms	Earth fault loop impedance	9571044.	RCD	9571044.
Ip	N/A	kA		SI Δn (if applicable)	N/A	ms	Insulation resistance	9571044.	Other	N/A
Confirmation of Supply polarity						N/A	Continuity	9571044.	Other	N/A

CIRCUIT TESTS

Circuit number and phase	Circuit impedances					Insulation resistance				Polarity	Maximum measured earth fault loop impedance	RCD operating times	
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Earth/Neutral			At Δn	At SI Δn
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$R_1 + R_2$	R_2	MΩ	MΩ	MΩ	MΩ			ms	ms
1/L1	N/A	N/A	N/A	0.67	N/A	N/A	200>	200>	200>	✓	1.00	N/A	N/A
1/L2	N/A	N/A	N/A	0.70	N/A	N/A	200>	200>	200>	✓	0.86	N/A	N/A
1/L3	N/A	N/A	N/A	0.69	N/A	N/A	200>	200>	200>	✓	0.94	N/A	N/A
2/L1	-	-	-	-	-	-	-	-	-	*	-	-	-
2/L2	-	-	-	-	-	-	-	-	-	*	-	-	-
2/L3	-	-	-	-	-	-	-	-	-	*	-	-	-
3/L1	0.38	0.40	0.41	0.41	N/A	N/A	200>	200>	200>	✓	0.56	N/A	N/A
3/L2	0.46	0.45	0.50	0.38	N/A	N/A	200>	200>	200>	✓	0.46	N/A	N/A
3/L3	0.60	0.58	0.49	0.42	N/A	N/A	200>	200>	200>	✓	0.64	N/A	N/A
4/L1	0.50	0.51	0.55	0.43	N/A	N/A	200>	200>	200>	✓	0.55	N/A	N/A
4/L2	N/A	N/A	N/A	0.51	N/A	N/A	200>	200>	200>	✓	0.72	N/A	N/A
4/L3	N/A	N/A	N/A	N/A	0.33	N/A	200>	200>	200>	✓	0.39	N/A	N/A

TESTED BY

Signature	<i>M Chessher</i>	Position	ENGINEER
Name	M.Chessher	Date of testing	04/05/2010

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference: Grenfell Tower / 145002

1. DETAILS OF THE CLIENT

Client Address: The Royal Borough of Kensington & Chelsea , TMO, Network Hub, 292a Kensal Road, London, W10 5BE

2. DETAILS OF THE INSTALLATION

Installation Address: Grenfell Tower, Grenfell Road, London, W11 1TQ

Extent of the installation covered by this certificate: New CC1H120mm MICC supply cable from domestic riser sub-mains service head 2.to riser enclosure in walkway riser cupboard.

The installation is: New N/A An addition N/A An alteration **3. DESIGN**

I/We being the person(s) responsible for the design of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, hereby CERTIFY that the design work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2008, amended to 2011 except for the departures, if any, detailed as follows.

Details of departures from BS 7671 (Regulations 120.3, 133.5): N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the DESIGN of the installation:

Name: N/A Position: N/A Signature: N/A Date: N/A

Where there is divided responsibility for the design:

Name: N/A Position: N/A Signature: N/A Date: N/A

4. CONSTRUCTION

I/We being the person(s) responsible for the construction of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the construction, hereby CERTIFY that the construction work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2008, amended to 2011 except for the departures, if any, detailed as follows.

Details of departures from BS 7671 (Regulations 120.3, 133.5): N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the CONSTRUCTION of the installation:Name: Bob Greene Position: Qualified Supervisor Signature:  Date: 09/07/2013**5. INSPECTION AND TESTING**

I/We being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby CERTIFY that the inspection and testing work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2008, amended to 2011 except for the departures, if any, detailed as follows.

Details of departures from BS 7671 (Regulations 120.3, 133.5): N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the INSPECTION AND TESTING of the installation:Name: Bob Greene Position: Qualified Supervisor Signature:  Date: 04/09/2013**Report reviewed and confirmed by:**Name: Bob Greene Position: Qualified Supervisor Signature:  Date: 05/09/2013**6. DESIGN, CONSTRUCTION, INSPECTION AND TESTING**

I/We being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the design work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2008, amended to 2011 except for the departures, if any, detailed as follows.

Details of departures from BS 7671 (Regulations 120.3, 133.5): N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the DESIGN, the CONSTRUCTION, and the INSPECTION AND TESTING of the installation:

Name: N/A Position: N/A Signature: N/A Date: N/A

Report reviewed and confirmed by:


Name: N/A Position: N/A Signature: N/A Date: N/A

7. NEXT INSPECTION

I/We the designer(s), RECOMMEND that this installation is further inspected and tested after an interval of not more than:

18 Months

8. DETAILS OF THE ELECTRICAL CONTRACTOR

Design (1)	Trading Title: RGE Services Ltd	Registration Number (if applicable):	
Address:	19-21 Roebuck Road Hainault Business Park Essex Postcode: IG6 3TU	Telephone Number:	
			
Design (2)	Trading Title:	Registration Number (if applicable):	
Address:		Telephone Number:	
	Postcode:		
Construction	Trading Title:	Registration Number (if applicable):	
Address:		Telephone Number:	
	Postcode:		
Inspection and Testing	Trading Title:	Registration Number (if applicable):	
Address:		Telephone Number:	
	Postcode:		

9. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Type(s)	Number and Type of Live Conductors	Nature of Supply Parameters	Characteristics of Primary Supply Overcurrent Protective Device(s)
TN-S <input checked="" type="checkbox"/>	ac: <input checked="" type="checkbox"/> dc: <input type="checkbox"/> N/A 1-phase (2 wire): <input type="checkbox"/> N/A 1-phase (3 wire): <input type="checkbox"/> N/A 2 pole: <input type="checkbox"/> N/A 2-phase (3 wire): <input type="checkbox"/> N/A 3 pole: <input type="checkbox"/> N/A 3-phase (3 wire): <input type="checkbox"/> N/A 3-phase (4 wire): <input checked="" type="checkbox"/> Other: <input type="checkbox"/> N/A	Nominal voltage(s): U: 400 V Uo: 230 V Nominal frequency, f: 50 Hz Prospective fault current, Ipf: 1.21 kA External earth fault loop impedance, Ze: 0.19 Ω Number of supplies: 2	BS(EN): 88-2 Fuse HRC Type: gG Rated current: 400 A Short-circuit capacity: 80 kA
TN-C-S <input type="checkbox"/> N/A			
TNC <input type="checkbox"/> N/A			
TT <input type="checkbox"/> N/A	Other: <input type="checkbox"/> N/A		
IT <input type="checkbox"/> N/A	Confirmation of supply polarity: <input checked="" type="checkbox"/>		

10. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of Earthing	Details of Installation Earth Electrode (where applicable)		
Distributor's facility: <input checked="" type="checkbox"/>	Type: <input type="checkbox"/> N/A	Location: <input type="checkbox"/> N/A	
Installation earth electrode: <input type="checkbox"/> N/A	Electrode resistance, RA: <input type="checkbox"/> N/A Ω	Method of measurement: <input type="checkbox"/> N/A	
Maximum Demand (Load): <input type="checkbox"/> Refer to	Protective measure(s) against electric shock: <input type="checkbox"/> ADS		
Main Switch or Circuit-Breaker		Earthing and Protective Bonding Conductors	
Type BS(EN): <input type="checkbox"/> N/A	Voltage rating: <input type="checkbox"/> N/A V	Earthing conductor	Continuity & connection verified: <input type="checkbox"/> N/A
Number of poles: <input type="checkbox"/> N/A	Rated current, In: <input type="checkbox"/> N/A A	Conductor material: <input type="checkbox"/> N/A	Conductor csa: <input type="checkbox"/> N/A mm ²
Supply conductors material: <input type="checkbox"/> N/A	RCD operating current: <input type="checkbox"/> N/A mA	Main protective bonding conductors	Continuity & connection verified: <input type="checkbox"/> N/A
Supply conductors csa: <input type="checkbox"/> N/A mm ²	RCD operating time: <input type="checkbox"/> N/A ms	Conductor material: <input type="checkbox"/> N/A	Conductor csa: <input type="checkbox"/> N/A mm ²
		Bonding of extraneous-conductive parts	Lightning protection: <input type="checkbox"/> N/A
		Water service: <input type="checkbox"/> N/A	Gas service: <input type="checkbox"/> N/A
		Oil service: <input type="checkbox"/> N/A	Other incoming service(s): <input type="checkbox"/> N/A
		Structural Steel: <input type="checkbox"/> N/A	

11. COMMENTS ON EXISTING INSTALLATION

Would suggest monitoring all rising main connections whilst surrounding building works ongoing. Vibration present. Existing

12. SCHEDULE OF ITEMS INSPECTED**Methods of protection against electric shock****Both basic and fault protection:**

N/A (i) SELV

N/A (ii) PELV

LIM (iii) Double or Reinforced Insulation

Basic protection:

✓ (i) Insulation of live parts

LIM (ii) Barriers or enclosures

N/A (iii) Obstacles **

N/A (iv) Placing out of reach **

Fault protection:**(i) Automatic disconnection of supply**

✓ Presence of earthing conductor

N/A Presence of circuit protective conductors

N/A Presence of main protective bonding conductors

N/A Presence of earthing arrangements for combined protective and functional purposes

N/A Presence of adequate arrangements for alternative source(s), where applicable

N/A FELV

✓ Choice and setting of protective and monitoring devices (for fault protection and/or overcurrent protection)

(ii) Non-conducting location **

N/A Absence of protective conductors

(iii) Earth-free local equipotential bonding **

N/A Presence of earth-free local equipotential bonding

(iv) Electrical Separation

N/A Provided for 'one item' of current-using equipment

N/A Provided for 'more than one item' of current-using equipment **

Additional protection:

N/A Presence of residual current device(s)

N/A Presence of supplementary bonding conductors

**** For use in controlled supervised/conditions only****Prevention of mutual detrimental influence**

✓ (a) Proximity of non-electrical services and other influences

N/A (b) Segregation of Band I and Band II circuits or use of Band II insulation

N/A (c) Segregation of safety circuits

Identification

N/A Presence of diagrams, instructions, circuit charts and similar information

N/A Presence of danger notices and other warning notices

N/A Labelling of protective devices, switches and terminals

N/A Identification of conductors

Cables and Conductors

N/A Selection of conductors for current carrying capacity and voltage drop

N/A Erection methods

N/A Routing of cables in prescribed zones or within mechanical protection

LIM Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise adequately protected against nails, screws and the like

N/A Additional protection provided by 30mA RCD for cables in concealed walls (where required in premises not under the supervision of skilled or instructed persons)

✓ Connection of conductors

✗ Presence of fire barriers, suitable seals and protection against thermal effects

General

✗ Presence and correct location of appropriate devices for isolation and switching

✗ Adequacy of access to switchgear and other equipment

N/A Particular protective measures for special installations and locations

N/A Connection of single-pole devices for protection or switching in line conductors only

✓ Correct connection of accessories and equipment

✓ Presence of undervoltage protective devices

N/A Selection of equipment and protective measures appropriate to external influences

N/A Selection of appropriate functional switching devices

13. SCHEDULE OF ITEMS TESTED✓ External earth fault loop impedance, Z_e N/A Installation earth electrode resistance, R_A

✓ Continuity of protective conductors

N/A Continuity of ring final circuit conductors

✓ Insulation resistance between live conductors

✓ Insulation resistance between live conductors and earth

N/A Protection by separation of circuits

N/A Protection against direct contact by barrier or enclosure provided during erection

N/A Insulation of non-conducting floors or walls

✓ Polarity

✓ Earth fault loop impedance, Z_s

✓ Verification of phase sequence

N/A Operation of residual current device(s)

✓ Functional testing of assemblies

✓ Verification of voltage drop

All boxes must be completed. 'tick' indicates that an inspection or test was carried out and that the result was satisfactory. 'X' indicates that an inspection or test was carried out and the result is not satisfactory. 'N/A' indicates that an inspection or test was not applicable to the particular installation. 'LIM' indicates that, exceptionally, a limitation agreed with the person ordering the work prevented the inspection or test being carried out.

CONTINUATION FOR GENERAL COMMENTS

GENERAL COMMENTS

General Comments for the Installation or Inspection of the report:

Recordings taken after 2 months of install.

Service Head 1.

L1=36.45a

L2=38.21a

L3=36.46a

Service Head 2.

L1=33.32a

L2=36.60a

L3=34.39a

All recordings taken on 4th September 2013 between 08:30 to 09:30.

Joanne Burke

From: Alex Bosman
Sent: 06 September 2013 16:05
To: (T) Complaints
Subject: FW: Compensation, Station Walk and full time Estate Manager.
Attachments: Housing Regeneration works at Station Walk Lancaster West Estate

FYI response below for Mr Daffarn.

Thanks,

Alex

Alex Bosman

Head of Contract Management
Kensington & Chelsea TMO
292a Kensal Road
W10 5BE



From: Peter Maddison
Sent: 06 September 2013 15:55
To: [REDACTED]
Cc: Kiran Singh; David Gibson; Alex Bosman
Subject: RE: Compensation, Station Walk and full time Estate Manager.

Dear Mr Daffarn

In response to your e-mails dated 12th and 14th August, I would confirm the following:

Power Surges

I am sorry, but the position that has been communicated to residents in relation to compensation stands. However, if you, or any of your neighbours have suffered specific hardship as a result of the surges, then I would encourage you to speak to your housing officer and they will see whether we can offer assistance.

Grenfell Tower Heating and Hot Water Repairs.

I am sorry that there has been a further loss of hot water to Grenfell Tower. There has been a repeated problem with the pumps. This has now been repaired and I hope that the matter is now resolved. As you know the hot water system is approaching the end of its useful life and is due for renewal in the new year. However, our contractors advise that the system is repairable and we will ensure that contractors respond promptly to any future breakdowns.

The KCTMO compensation policy states that compensation is payable if heating or hot water services are lost for a period of 3 consecutive days. This has not been the case to date, so compensation is not payable at the present time.

Project Manager

Paul Dunkerton was a temporary member of staff. He received an alternative offer of employment and has now left KCTMO. Sacha Kulidzhan has been covering this post on a temporary basis and a new, permanent project manager is expected to join us later in September. We will include details in our next newsletter.

Landscaping to Station Walk

Dominic Davies has responded to this query (copy attached)

Estate Management

Siobhan Rumble is the Area Manager for the Lancaster West Area and currently reports to Kiran Singh, Head of Neighbourhoods. Siobhan also currently manages the KCTMO Rent Income Team, so she has an Assistant Manager, Anthea Durand who can assist in any issues when Siobhan is not present. There is no proposal to change this arrangement at the present time, however, it is likely something that the Assistant Director of Housing Management may want to review when that post is filled. In the meantime, Kiran will be able to discuss any concerns you have about the housing management service.


I hope this clarifies the issues you raise.

Yours sincerely

Peter

Peter Maddison
Director of Assets and Regeneration



t: [REDACTED]
m: [REDACTED]
a: The Network Hub, 292a Kensal Road, London, W10 5BE
 Before printing, please think about the environment

From: Peter Maddison
Sent: 21 August 2013 09:49
To: [REDACTED]
Subject: Re: Compensation, Station Walk and full time Estate Manager.

Dear Mr Daffarn

I confirm receipt of your e-mails and will respond in due course.

Yours sincerely

Peter Maddison

Director of Assets and Regeneration

t: [REDACTED]
m: [REDACTED]
a: The Network Hub, 292a Kensal Road, London, W10 5BE

From: Edward Daffarn [mailto: [REDACTED]]
Sent: Wednesday, August 21, 2013 08:24 AM
To: Peter Maddison
Subject: FW: Compensation, Station Walk and full time Estate Manager.

From: [REDACTED]
To: pmaddison@kctmo.org.uk
CC: [REDACTED]; grenfelleaseholdersassociation@hotmail.co.uk;
[REDACTED]
Subject: FW: Compensation, Station Walk and full time Estate Manager.
Date: Wed, 21 Aug 2013 08:03:16 +0100

Dear Mr Maddison,
Please can you confirm receipt of my emails dated 12th and 14th Aug and reassure me that you will provide specific answers to the questions posed in this correspondence?
Regards,
Edward Daffarn
Grenfell Action Group
<http://grenfellaactiongroup.wordpress.com/>

From: [REDACTED]
To: pmaddison@kctmo.org.uk
Subject: Re: Compensation, Station Walk and full time Estate Manager.
Date: Wed, 14 Aug 2013 12:42:27 +0100

Dear Peter,
Thank you for taking the time to speak with me earlier today.
Following our meeting I would like to put the following questions to you in writing.

Please reconsider the TMO decision not to pay out the full claims of residents impacted by the power surge for the reasons that I detailed to you this morning?

In addition, please could you inform me:

Who was responsible at the TMO for authorising the recent landscaping works to Station Walk and at what point were the EMB/residents (including leaseholders) consulted?

What, if any, ecological considerations were examined and how?

How much did the works cost and why were they considered necessary?

What companies submitted tenders for the job and which company was finally awarded the contract?

Please can you include information about the most recent works (where the natural grass was dug up and replaced with low quality woodchip) and also the previous landscaping that occurred some year and a half ago and saw some Silver Birch planted and the electrical lights installed between the finger block and Station Walk itself.

To the best of my knowledge these electrical lights have never actually been switched on and are totally inappropriate as they point directly into tenants' residencies.

The more recent decision to remove the natural grassland and replace with poor quality woodchip is detrimental to the Estate's ecology and birdlife.

How are decisions concerning landscaping currently shared with the local community and how do the TMO involve residents in decisions regarding their natural environment?

Please can you confirm that the TMO will look to ensure that Lancaster West is appointed one **full time** Estate Manager with the genuine aim of improving living conditions and fostering community advancement?

Once again, thank you for taking the time to speak with me this morning and I will look forward to meeting with Kieran sometime next week to walk around the Estate. I will see if I can get Tunde from the Leaseholders and Christine from the Lancaster West RA to join us.

Regards,
Edward Daffarn

From: [REDACTED]
To: pmaddison@kctmo.org.uk
Subject: RE: Grenfell Tower.
Date: Mon, 12 Aug 2013 08:51:25 +0100

Dear Mr Maddison,

Please be aware that Grenfell Tower was without hot water again this weekend. This is totally unacceptable to residents who refuse to take part in the TMO/Council's "managed decline" of our Estate and resent being forced to endure living in slum like conditions.

Please explain to the Grenfell Action Group what your immediate plans are to ensure that this now almost weekly disruption to our hot water does not occur again? Will you consider offering residents/leaseholders a reduction in rent/service charges as compensation?

Please can you answer my previous enquiry and inform our community whether Paul Dunkerton is still involved in the Grenfell Tower improvement project?

If Mr Dunkerton is no longer working for the TMO please could you explain the reason for his departure and why residents have not yet been informed?

The Grenfell Action Group are also not satisfied with the TMO attempt to minimise the impact on residents of the recent power surge and the health and safety risk that this episode exposed us too and we intend to raise this subject at Thursday's meeting and re-direct our concerns back to the Scrutiny Committee.

Regards,
Edward Daffarn
Grenfell Action Group
<http://grenfellaactiongroup.wordpress.com/>

From: pmaddison@kctmo.org.uk
To: [REDACTED]
Date: Tue, 6 Aug 2013 14:24:38 +0100
Subject: RE: Grenfell Tower/Scrutiny Committee.

Dear Mr Daffarn

Thank you for your e-mails.

The latest newsletter was distributed last week and gives details of forthcoming meetings. The next meeting is next Thursday 15th August. We will also have a drop in on Weds 14th August (please note that this is on a different day to the meeting as you suggested when we met recently).

The main focus of the meeting will be the regeneration works to Grenfell. However, I will be happy to take any questions that residents might have about the recent issues with the electrical supply to the block.


I am sorry that there have been problems with the hot water supply. This was the result of the drive belt snapping on one of the gas boosters which resulted in one of the boilers shutting down. This was reported to the out of hours service and a repair was carried out promptly. It is clear that the heating and hot water system to Grenfell is at the end of its useful life and for that reason, we are planning its replacement as part of the regeneration works.

Yours sincerely

Peter Maddison

Peter Maddison
Director of Assets and Regeneration

t: [REDACTED]
m: [REDACTED]
a: The Network Hub, 292a Kensal Road, London, W10 5BE

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From: Edward Daffarn [mailto:[REDACTED]]
Sent: 02 August 2013 08:28
To: Peter Maddison
Cc: Francis verity action group; laura.johnson@rbkc.gov.uk; councillor blakeman; clr.feilding-mellen@rbkc.com
Subject: FW: Grenfell Tower/Scrutiny Committee.

Dear Mr Maddison,
Please would you be kind enough to respond to the email that I sent you on Sat 27th July and also inform us what has happened to Paul Dunkerton, the Grenfell Tower Project Manager?
Please can you assure residents that the proposed works to Grenfell Tower will be of a higher standard than those delivered to the regenerated Wornington Green site and recently highlighted in Councillor Emma Dent Coad's blog:
<http://emmadentcoad.blogspot.co.uk/>
Regards,
Edward Daffarn
Grenfell Action Group
<http://grenfellactiongroup.wordpress.com/>

From: [REDACTED]
To: pmaddison@kctmo.org.uk
Subject: FW: Grenfell Tower/Scrutiny Committee.
Date: Sat, 27 Jul 2013 23:58:52 +0100
Dear Mr Maddison,

Please could you explain why residents have not yet received the Newsletter updating us on the Grenfell Tower Improvement Project that was promised would be delivered to tenants at the recent Scrutiny Committee Meeting (please see Councillor Blakeman's minutes below)?

Please can you also inform us when the next meeting for residents to discuss the GT Improvement Project is set to take place and will this meeting also give time for tenants to raise concerns about the way the TMO continue to handle the power surge crisis?

Finally, yet again, residents of Grenfell Tower are experiencing the loss of hot water to our properties over this current weekend period.

Regards,

Edward Daffarn

Grenfell Action Group

<http://grenfellactiongroup.wordpress.com/>

From: Edward Daffarn [mailto: [REDACTED]]
Sent: Tuesday, September 10, 2013 11:56 PM
To: Robert Black
Cc: Francis verity action group < [REDACTED] >; cllr.marshall@rbkc.gov.uk
<cllr.marshall@rbkc.gov.uk>
Subject: Re: Grenfell Tower Scrutiny Comittee

Dear Mr Black,

I am writing to you following the near catastrophic power surges that occurred at Grenfell Tower in May 2013 and presented an extreme fire risk for residents.

This event now appears to have become part of a cover up on behalf of the TMO and RBKC to deny that residents health and safety was placed at precarious risk.

We have just obtained access to the minutes from the Scrutiny Committee that was held in July and contained the following paragraph;

" Mr Black assured the Committee the TMO had taken this incident and the resulted damage to tenants' property seriously. The TMO he said took health and safety matters seriously. **He noted some of the claims linked to the incident had been factually inaccurate.** He highlighted the scale of the regeneration project and said that any delay to it was in order to ensure agreement on the best scheme possible that was within budget. He drew attention to the engagement activities with the residents which included a meeting to be attended by the Deputy Leader and Cabinet Member on 19 July".

<http://www.rbkc.gov.uk/committees/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/6274/Committee/1540/Default.aspx>

Please can you explain to us what "claims linked to the incident had been factually inaccurate" and who you suggest has been making these false claims? Please answer this question explicitly.

Regards,

Edward Daffarn

Grenfell Action Group

<http://grenfellaactiongroup.wordpress.com/>

INCOMING EMAIL

From: (T) Complaints <TComplaints@kctmo.org.uk>
To: [REDACTED] <[REDACTED]>
Date: 12/09/2013 10:59:12
Subject: Mr Daffarn - Grenfell Tower Scrutiny Committee

Dear Mr Daffarn

Thank you for your e-mail. KCTMO take the health and safety of our residents very seriously and my team has worked very hard to resolve the serious issues faced at Grenfell Tower. We have gone to considerable lengths to keep residents informed throughout and have shared all relevant information with residents, including the recent information sent to you following your Freedom of Information request.

There is no question of a "cover up" and we will continue to work with residents to resolve any specific outstanding issues.

There has been a considerable volume of e-mail correspondence relating to the power surges, much of which has been copied to a wide range of Councillors and other stakeholders, including members of the Scrutiny Committee. KCTMO does not respond to "round robin" e-mails or blogs, however, I disagree with some of the statements and allegations made in that correspondence, and I wanted to put this on record for members of the Scrutiny Committee. Our insurers have also reviewed the actions we took before and after the surges and have confirmed that we acted in an appropriate manner.

KCTMO's understanding of the facts relating to the power surges has been communicated to residents in our written correspondence and to Scrutiny Committee in the form of a written report. If there are any specific issues that you would like my team to resolve, please contact Peter Maddison on [REDACTED] or email him at pmaddison@kctmo.org.uk

Regards

Robert Black
Chief Executive

t: [REDACTED]

w: www.kctmo.org.uk
a: Network Hub, 292a Kensal Road, London, W10 5BE
P Before printing, please think about the environment

From: Edward Daffarn [mailto:[REDACTED]]
Sent: Tuesday, September 10, 2013 11:56 PM
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Regards,

Edward Daffarn

Grenfell Action Group

<http://grenfellactiongroup.wordpress.com/Attachments>:

(1) image001.jpg(3 B)

INCOMING EMAIL

From: Robert Black <rblack@kctmo.org.uk>
To: Joanne Burke <jburke@kctmo.org.uk>
Date: 12/09/2013 15:43:12
Subject: Fw: Mr Daffarn - Grenfell Tower Scrutiny Committee

From: Edward Daffarn [mailto: [REDACTED]]
Sent: Thursday, September 12, 2013 03:28 PM
To: Robert Black
Cc: Francis verity action group < [REDACTED] >;
cldr.marshall@rbkc.gov.uk <cldr.marshall@rbkc.gov.uk>
Subject: RE: Mr Daffarn - Grenfell Tower Scrutiny Committee

Dear Mr Black,

Your email does not answer the legitimate question that I put to you in my email dated 10th Sept regarding the serious allegations of a cover up into the fire risk during the Grenfell Tower power surges.

If I can remind you, your statement at the Scrutiny Committee was recorded in these minutes:

" Mr Black assured the Committee the TMO had taken this incident and the resulted damage to tenants' property seriously. The TMO he said took health and safety matters seriously. He noted some of the claims linked to the incident had been factually inaccurate. He highlighted the scale of the regeneration project and said that any delay to it was in order to ensure agreement on the best scheme possible that was within budget. He drew attention to the engagement activities with the residents which included a meeting to be attended by the Deputy Leader and Cabinet Member on 19 July".

Further more your email dated September 12th states that you were not happy with the content of various emails or blogs linked to the power surge incident and stated that you " disagree with some of the statements and allegations made in that correspondence"

I had asked you previously to explain yourself to our community by telling us specifically:

What claims linked to the incident were factually inaccurate and what "statements and allegations" do you disagree with?

Who do you claim made these factually inaccurate statements and provide us with all the examples of the factually inaccurate statements you were referring to in the Scrutiny Committee?

In fact, as far as residents are concerned, the only "factually inaccurate" information came entirely from the TMO side who could not even ascertain how many properties had been impacted by the power surge, let alone, get a grip of the power surge problem.

Your email statement that the Grenfell Action Group and wider residents have been provided with full information by the TMO is also not accurate.

We asked the TMO for the report that they submitted to the Scrutiny Committee and we were made to wait 20 long working days only to be informed that the TMO would not supply us with the report that we requested and that we would now have to approach the RBKC to obtain this information. For a resident led organisation this is another example of how you treat your residents with utter contempt.

It is quite something that after nearly being burnt to death by our landlords we cant even get access to the report that details what the TMO claim went on.

I look forward to your response shortly and, this time, please answer the questions we have posed you directly.

Regards,

Edward Daffarn

Grenfell Action Group.

<http://grenfellactiongroup.wordpress.com/>

From: TComplaints@kctmo.org.uk

To: [REDACTED]

Date: Thu, 12 Sep 2013 10:59:20 +0100

Subject: Mr Daffarn - Grenfell Tower Scrutiny Committee

Dear Mr Daffarn

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There has been a considerable volume of e-mail correspondence relating to the power surges, much of which has been copied to a wide range of Councillors and other stakeholders, including members of the Scrutiny Committee. KCTMO does not respond to "round robin" e-mails or blogs, however, I disagree with some of the statements and allegations made in that correspondence, and I wanted to put this on record for members of the Scrutiny Committee. Our insurers have also reviewed the actions we took before and after the surges and have confirmed that we acted in an appropriate manner.

KCTMO's understanding of the facts relating to the power surges has been communicated to residents in our written correspondence and to Scrutiny Committee in the form of a written report. If there are any specific issues that you would like my team to resolve, please contact Peter Maddison on [REDACTED] or email him at pmaddison@kctmo.org.uk

Regards

Robert Black
Chief Executive

t: [REDACTED]

w: www.kctmo.org.uk

a: Network Hub, 292a Kensal Road, London, W10 5BE

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This event now appears to have become part of a cover up on behalf of the

INCOMING EMAIL

From: (T) Complaints <TComplaints@kctmo.org.uk>
To: [REDACTED] <[REDACTED]>
Date: 17/09/2013 10:52:17
Subject: Mr Daffarn - Grenfell Tower Scrutiny Committee

Dear Mr Daffarn

We do not respond to blogs and round robins, so do not intend to debate their contents now. However, we reserve our right to give our opinion when asked to comment on the subject to Scrutiny Committee.

Regards

Robert Black
Chief Executive
t: [REDACTED]

w: www.kctmo.org.uk
a: Network Hub, 292a Kensal Road, London, W10 5BE
P Before printing, please think about the environment

From: Robert Black
Sent: 12 September 2013 15:43
To: Joanne Burke
Subject: Fw: Mr Daffarn - Grenfell Tower Scrutiny Committee

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Regards,

Edward Daffarn

Grenfell Action Group.

<http://grenfellaactiongroup.wordpress.com/>

From: TComplaints@kctmo.org.uk

To: [REDACTED]

INCOMING EMAIL

From: Peter Maddison <pmaddison@kctmo.org.uk>
To: Joanne Burke <jburke@kctmo.org.uk>
Date: 17/09/2013 16:34:17
Subject: FW: Power surge report.

For info

Peter Maddison
Director of Assets and Regeneration

t: [REDACTED]
m: [REDACTED]
a: The Network Hub, 292a Kensal Road, London, W10 5BE
P Before printing, please think about the environment

From: Peter Maddison
Sent: 17 September 2013 16:30
To: 'Edward Daffarn'
Cc: Kiran Singh; David Gibson
Subject: RE: Power surge report.

Dear Mr Daffarn

The power surges will not be covered on the agenda for Thursday's residents meeting. This matter was discussed in detail at our last meeting, a copy of the notes is attached for reference and there is no change in the position. If residents have specific issues or claims, then these will be dealt with on a one to one basis – it would not be appropriate to discuss such issues in a public meeting. Following the last residents meeting we have written again to residents affected to confirm this.

There is no question of either KCTMO or RBKC "hiding behind Freedom of information legislation" to deny residents access to a report. My colleague correctly pointed out that the report you requested was from RBKC and not KCTMO and that you should request this information from RBKC. However, I would point out that the report is available on the RBKC website under the reports and agendas for the Housing Property and Scrutiny Committee on 16th July 2013. The following link may be of assistance:

<http://www.rbkc.gov.uk/committees/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/6274/Committee/1540/SelectedTab/Documents/Default.aspx>

Spend to date on Grenfell Tower is 459,147.54

Yours sincerely

Peter Maddison
Director of Assets and Regeneration

t: [REDACTED]
m: [REDACTED]
a: The Network Hub, 292a Kensal Road, London, W10 5BE
P Before printing, please think about the environment

From: Edward Daffarn [mailto:[REDACTED]]
Sent: 17 September 2013 14:39
To: Peter Maddison
Subject: Re: Power surge report.

Dear Mr Maddison,

With respect, in future please can you include the residents of GT in discussions before you draw up your agenda for any community meetings? Please can you also ensure that there is an opportunity for residents to ask you why we have been denied access to the TMO report into the power surges at Grenfell Tower at Thursday's meeting and how you expect residents to co-operate with the TMO while this matter remains so unsatisfactorily unresolved?

We request that this matter is dealt with at the commencement of the meeting as some people may have to leave after this issue has been raised.

It is totally unacceptable that the TMO and RBKC are hiding behind Freedom of Information legislation to deny residents of Grenfell Tower access to the report that we hope will highlight how close residents came to being involved in another Lakanal House tragedy.

Rest assured, any attempts by the TMO to cover up the seriousness of fire risk during the power surge will be exposed.

In addition, please can you also inform us how much money to date has been spent on advisors, architects, surveyors etc with regards the Grenfell Tower Project?

Regards,

Edward Daffarn

Grenfell Action Group

<http://grenfellaactiongroup.wordpress.com/Attachments>:

(1) image001.jpg(3 B)

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E-mail

srumble@kctmo.org.uk

Date:

24th May 2013

Dear resident

Ref: Electrical power surges to Grenfell Tower and loss of water.

I'm writing to provide an update regarding possible power surges some residents have reported and the intermittent water supply to your home.

I would like to apologise for any inconvenience these issues may have caused you and the delay in providing this update.

We have been working with our contractors and utility suppliers to identify the cause of these issues. Following these investigations we believe the intermittent water supply is linked to the electrical issues that have recently been experienced at Grenfell Tower.

We have not yet been able to identify the cause of the possible power surges experienced by some residents; however we have carried out electrical safety inspections to the communal supply to ensure the safety of residents.

In addition metering equipment has been installed on site, which will provide us with details of any further surges to Grenfell Tower. This information will enable us to identify the cause of these issues and agree necessary works.

To provide additional protection against possible power surges, an order has been raised with our contractor to install surge protection to the communal power supply. These works are programmed to take place at the beginning of next week and will involve the electricity being turned off for a period of three hours. Once the date and time have been confirmed residents will be advised as the water supply, lifts and electricity supply to your home will be affected.

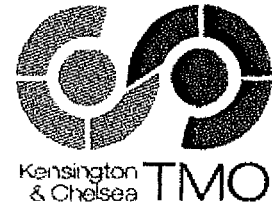
If you have any specific concerns or questions, please contact your Housing Officer Janice Jones, jjones@kctmo.org.uk who will arrange a visit and inspection of your home.

TMO Asset Investment, Network Hub, 292a Kensal Road, London W10 5BE

IWS00002114/544

Freephone:


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Facsimile:
E-mail


srumble@kctmo.org.uk

Date:

29th May 2013

Dear resident

Ref: Electrical power surges to Grenfell Tower.

Update regarding the power surges which residents have reported to us.


We are pleased to advise you that the power supply is now back on.

a temporary supply which should protect you property whilst we complete

UK Power Network are currently on site today working with our maintenance teams to identify the cause and to resolve the problem.

There maybe a period where the power needs to be turned off which will affect the electricity supply to your home.

I would like to apologise for any inconvenience this may cause you and appreciate your patience whilst we find the fault.

If you have any specific concerns or questions, please contact your Housing Officer Janice Jones, jjones@kctmo.org.uk  who will arrange a visit and inspection of your home.

Once again, I would like to apologise for any disruption caused and would like to reassure you that we are working to resolve the cause as soon as possible.

Yours Sincerely,

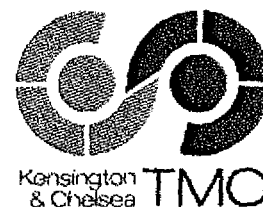
Siobhan Rumble
Neighbourhood Manager Lancaster West

TMO Asset Investment, Network Hub, 292a Kensal Road, London W10 5BE

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IWS

Freephone

www.kctmo.org.uk



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The Resident
Grenfell Tower
Lancaster West Estate
London W11

Direct Line:

Facsimile:

E-mail: srumble@kctmo.org.uk

Date: 3rd June 2013

Dear Resident,

Re: Testing of electrical equipment

You recently notified us that you have faulty electrical equipment following recent power surges to Grenfell Tower.

We have appointed engineers from Royal Repairs to check and test electrical equipment for repair. This work has been ongoing since Friday 31st May and if you have not yet had your faulty equipment tested Royal Repairs will be on site again Wednesday 5th June between 9am – 3pm.

Please contact your Housing Officer, Janice Jones, on jjones@kctmo.org.uk, or [REDACTED] To make an am or pm appointment.

We apologise for any inconvenience you have experienced.

Yours Sincerely,

Siobhan Rumble
Neighbourhood Manager Lancaster West

The Royal Borough of Kensington & Chelsea Tenant Management Organisation Ltd.
Network Hub, 292a Kensal Road, London W10 5BE

The resident
Grenfell Tower
Grenfell Road
London
W11 1TG

Telephone: [REDACTED]

12th June 2013

Dear Resident,

London Fire Brigade Fire Safety exercise at Grenfell Tower – Friday 21st June 2013

This is to inform you that the London Fire Brigade will be carrying out an exercise at Grenfell Tower on Friday 21st June.

After a successful exercise at Trelick Tower in February 2013, and at the request of residents and local councillors, KCTMO has been liaising with the London Fire Brigade since then to organise a similar exercise at Grenfell Tower.

This is to ensure the local operational crews from North Kensington Fire Station are familiar with the design, layout and all the fire safety features of Grenfell Tower and can provide the most effective response in case of an incident.

The exercise will begin at approximately 2pm on Friday 21st June and residents should be aware that:

- One of the lifts may be required for up to 30 minutes at the beginning of the exercise.
- Up to four (4) fire appliances will be onsite for the exercise, please don't be alarmed.
- Disruption to residents will be kept to an absolute minimum and firefighters will make themselves available to answer residents' questions or concerns.

The Fire Brigade is also offering Home Fire Safety Visits to residents. A firefighter will assess your home and provide specific fire safety information for your circumstances. We encourage all our residents to take up this offer and book a Home Fire Safety Visit.

Appointments for Home Fire Safety Visits will be available from 3.30pm on the day. To book a Home Fire Safety Visit, or for further information about the exercise, please contact the TMO Health & Safety Team on [REDACTED]

Yours sincerely,

Janice Wray
TMO Health, Safety & Facilities Manager

Freephone:


www.kctmo.org.uk



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Direct Line:
Facsimile:
E-mail


srumble@kctmo.org.uk


Date:

13th June 2013

Dear resident

Ref: Electrical power surges to Grenfell Tower

Please find enclosed an update report on the recent power surges and the TMO's actions to locate and resolve the issue.

If you have any specific concerns or questions, please contact your Housing Officer Janice Jones, jjones@kctmo.org.uk  who will arrange a visit and inspection of your home.

Once again, I would like to apologise for any disruption caused and would like to reassure you that we are working in the best interest of residents.

Yours Sincerely,

Siobhan Rumble
Neighbourhood Manager Lancaster West

TMO Asset Investment, Network Hub, 292a Kensal Road, London W10 5BE

IVS00002114/583



RBKC Briefing

Electrical power surges to Grenfell Tower

- On 29 May there was a power surge at Grenfell Tower, localised to approximately 40 properties on the higher floors.
- The power was turned off for a couple of hours on 29 May to investigate and undertake repairs.
- The problem has been identified and the building made safe.
- Temporary repairs were completed on 29 May to ensure resident safety. Further work will be required to fix the problem permanently and we will advise residents of timing once we have confirmed arrangements.
- One resident with young children was offered temporary accommodation on 30 May as her key meter was fused in the power surge and could not be topped up. She chose to stay in her house and use power sparingly overnight. If her supplier has not replaced the meter by 8pm Friday 31 May she will be assisted to decant to alternative accommodation for the weekend.
- We understand that some electrical appliances were also affected and we will be working with residents to assess the damage and determine a course of action.
- Immediate action:
 - The safety and security of our residents is our first priority. We have implemented emergency response measures to ensure residents are safe and secure over the weekend.
 - We contacted all residents to make sure they had no emergency issues as a result of the power surge.
 - We asked residents with key meters to check that they were functioning. Eight residents identified issues and have had support as required.
 - We spoke with residents who reported their fridges/freezers were not working as a result of the power surge and offered support. Seven of these are now fine.
 - We made emergency funds available for residents who required support.
- We understand residents have questions regarding the power surges and the issue of compensation for damaged appliances. We will keep them informed of our investigations and advise about insurance as we receive information.
- Support is available to residents of the affected properties should they require it over the weekend. Any problems should be reported via our out-of-hours service on [REDACTED]

Fixing the problem

Due to its age, Grenfell Tower has a more complex electrical wiring system than used in more modern buildings. This type of fault can develop at any time and would be difficult to identify during routine inspections.

The TMO carries out Periodic Electrical Inspections and tests to the communal electrics every five years as required. The last check was done three years ago and the system was reported to be in full safe working condition.

As a result of our findings we intend to install new rising main supply from the main service head with new terminations. We will also install power surge protection equipment to the main electrical supply for future safety and this will be done in conjunction with permanent repairs to electrical cabling.

To improve our Periodic Electrical Inspections we will introduce a thermal imaging test which will potentially identify any weak spots to the electrical connections on the main supply.

Information for residents

We have been in contact with many of our affected residents on an individual basis but I apologise for not communicating more widely.

Resident safety was the first consideration when the fault was identified and the temporary repairs will be replaced by permanent repairs at the conclusion of our investigations.

We are currently undertaking tests of all faulty electrical equipment reported by residents to determine whether they can be repaired. Priority has been given to residents reporting faulty freezers or fridges in the first instance.

Insurance

We advise you to contact your Home Content Insurance Company to notify them of this issue and report any damaged electrical equipment for their consideration on insurance claim.

The TMO has notified its own insurance company and will present the details from recent inspections to the power supply and the testing of residents' faulty electrical equipment for consideration. We will notify residents once we have a decision.

Freephone

www.kctmo.org.uk



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The Resident
Grenfell Tower
Lancaster West Estate
London W11

Direct Line: [REDACTED]
Facsimile: [REDACTED]
E-mail: srumble@kctmo.org.uk

Date: 21st June 2013

Dear Resident,

Re: Removal of external staircase

I'm writing to inform you that as part of the on going Kensington Aldridge Academy project the stairs and bridge to the north of Grenfell Tower are currently being removed by The Royal Borough of Kensington and Chelsea's contractor Leadbitter.

In total these works are programmed to be completed in two weeks, we have been working with Leadbitter to minimise disruption to residents as a result of this it has been agreed that the works to disconnect the bridge will be completed by Wednesday 26th June 2013.

Please be aware that during these works an operative will be on site to guide pedestrians around the working area and ensure residents safety.

Although we have worked to minimise disruption I would like to apologise for any inconvenience these works may cause.

Please do not hesitate to contact your Housing Officer, Janice Jones, on jjones@kctmo.org.uk or [REDACTED] If you'd like to discuss these works further.

Yours Sincerely,

Siobhan Rumble
Neighbourhood Manager Lancaster West

The Royal Borough of Kensington & Chelsea Tenant Management Organisation Ltd.
Network Hub, 292a Kensal Road, London W10 5BE

IWS00002114/61
IWS

Freephone

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Lancaster West Estate
London W11

Direct Line: [REDACTED]
Facsimile: [REDACTED]
E-mail: srumble@kctmo.org.uk

Date: 3rd July 2013

Dear Resident,

Re: Electrical Power Shut Down 8th July

Dear Resident

We would like to advise you that our electrical contractors, RGE, will be carrying out repair works to replace the electrical power supply cable and the ten Distribution Boards that hold the fuse links to all 120 flats..

To complete this work safely the **electrical power will be switched off between 10am – 4pm Monday 8th July**. Communal electrics and lifts will not be affected and working as normal.

Access is not required into your home but please ensure you unplug all electrical equipment prior to this shut down.

We sincerely apologise for any inconvenience that these works will cause you but hope that you will bear with us to ensure that this work is carried out with as little disruption as possible.

If you have any specific concerns or requirements during this electrical shut down please contact your Housing Officer, Janice Jones, on jjones@kctmo.org.uk, or [REDACTED] Should you wish to discuss the work.

Yours Sincerely,

Siobhan Rumble
Neighbourhood Manager Lancaster West

The Royal Borough of Kensington & Chelsea Tenant Management Organisation Ltd.
Network Hub, 292a Kensal Road, London W10 5BE

IWS00002114/62

Policy and Partnerships Unit
Kensington Town Hall, Hornton Street, Kensington, LONDON, W8 7NX

Director of Strategy and Service Improvement
Mr A.J. Redpath



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Cllr Judith Blakeman
Room 253
The Town Hall
Hornton Street
London
W8 7NX

Date: 17 July 2013

My reference: AG/petition

Please ask for: Asha Gupta

Dear Cllr Blakeman,

I wish to acknowledge your petition of 94 signatories in relation to Grenfell Tower power surge and the delay in commencing the Grenfell Tower regeneration project. The Petition has been referred to:

Laura Johnson
Director of Housing
Kensington Town Hall
Hornton Street
London
W8 7NX

Tel: [REDACTED]

Email: Laura.Johnson@rbkc.gov.uk

All responses to petitions will be sent within six weeks of the petition being acknowledged unless there is a good reason why this cannot or should not be done, in which case the Executive Director will send a letter to you explaining the reason for a delayed response (e.g. the need for further consultation etc.)

Yours sincerely,

Asha Gupta
Principal Governance Administrator

Direct Line: [REDACTED]
Fax: [REDACTED]
Email: Asha.Gupta@rbkc.gov.uk
Web: www.rbkc.gov.uk

7

From the Residents of Grenfell Tower at Lancaster
West Estate W11

SUBJECT: The catastrophic and highly dangerous power surge during May 2013 and delaying the compensation packages. And the delay in commencing the Grenfell Tower Regeneration Project by the KCTMO.

FOR THE URGENT ATTENTION OF

The RBKC

Cllr. Nicholas Paget-brown- Leader of the Council

RT Honourable Sir Malcolm Rifkind MP,

Cllr Rock Fielding-Mellen Deputy Leader of the Council & Cabinet member of Housing, Property and Regeneration

Cllr Tim Coleridge former Cabinet member of Housing, Property and Regeneration

Ms Laura Johnson- Director of Housing

Local councillors

Cllr. Judith Blakeman, Cllr Todd Foreman & Cllr. Atkinson

THE KCTMO- Tenant Management organisation

Mr Robert Black – Chief Executive

Mr Peter Maddison- New Director Asset and Regeneration

Ms Sacha Jevans- Director of Customer Services

Residents of Grenfell Tower at Lancaster West Estate W11

- Improved external and internal repairs and communal spaces

It is unthinkable that they will begin to deliver the GTRP by their potential sub-contractor when the KALC will be open in September 2014 with over 2000 people entering in and out of the academy and leisure centre each day. GT is only yards away and the opening of the KALC will impose immense suffering on residents. Our lives are far more valuable than the TMO give to their corporate interest. Having witnessed firsthand the experience of seven months of KALC construction, it will be near impossible for such level of commitment to operate with an opened academy and leisure centre. They are out of their minds.

TMO/RBKC minutes of the meeting held on 21st March 2013

4. Grenfell Tower: there was regret at the delay on this project, and it was queried who was leading on the project. Confirmation was given by Peter Maddison that he was negotiating with Leadbitters on the way forward.

Sacha Jevans presented this report, and gave apologies for Mark Anderson, Director of Assets and Regeneration. The Grenfell Tower Regeneration Project was being carried out in conjunction with the RBKC's KALC project framework.

We the resident wants to know if the RBKC committed the GTRP and that it must be within the framework of the KALC project that it has so drastically been delayed. We need an explanation why Mr Peter Maddison, the replacement of Mark Anderson, who has no local knowledge, was allowed to hijack the project from the RBKC appointed contractor the Leadbitter. The planning application has been withdrawn six times, prolonging the GTRP project to an indefinite period to kill the project.

Our Demands

The residents who lost their belonging due to severe power surges must be compensated immediately and it is almost a month NOW. The TMO/EMB failed to take appropriate action and we are without our basic necessity for so long now. We need charity of chain of responsibility from EMB/TMO.

Residents of Grenfell Tower at Lancaster West Estate W11

Now more than ever, the KALC project has made it absolutely necessary for improvement works to begin on Grenfell Tower. We will fight for this to begin immediately! We, the residents, demand Leadbitter to carry out the GTRP project as it was approved by the RBKC. We reject the idea in the strongest possible terms that the TMO needs to find another contractor through the tendering process, instead of going with Leadbitter who were approved by the council.

In this latest debacle, our wellbeing and lives were put in danger, so enough is enough. We demand robust changes how the KCTMO/EMB run as a tenant led organisation. So far nobody has come forward either from the council or TMO/EMB to take responsibility. The bureaucratic games with the residents of GT must end. The council's appointed Managing agents are destroying our community of LWE.

On behalf of Residents of Grenfell Tower at Lancaster West Estate

Royal Borough of Kensington and Chelsea
Kensington Town Hall, Hornton Street, Kensington, London, W8 7NX

Town Clerk and Executive Director of Finance
Mr Nicholas Holgate

Director of Housing
Miss Laura Johnson

Cllr Judith Blakeman
Room 253
The Town Hall
Hornton Street
London
W8 7NX

My reference: Grenfell Tower Petition July 2013
Please ask for: Laura Johnson
18 July 2013

Dear Councillor Blakeman,

Re: Petition Containing 94 Signatories on the Grenfell Tower Power Surge and the Delays in Commencing the Grenfell Tower Regeneration Project

I am writing in response to the above petition which was presented to the Housing and Property Scrutiny Committee on Tuesday 16th July. I have gone through the petition and summarise the main areas of concern with an accompanying response below.

Power Surges at Grenfell Tower in May 2013

- **The alleged failure of Mr P Maddison, Director of Asset Management and Regeneration, KCTMO, to take the recent power surges seriously**

A series of surges were reported in Grenfell Tower in May 2013 and KCTMO has been actively investigating the cause. KCTMO has carried out some repairs and continues to monitor the situation. It is too early to say whether the problem has been fully resolved and where responsibility lies for the cause. It is possible that the fault that has been rectified is not the primary cause.

The petition alleges that Mr Maddison failed to take this seriously as he stressed the number '7'. It is believed that this comment stems from an email sent by Mr Maddison to Councillor Blakeman on 24th May. This has been taken out of context. Mr Maddison stated in the email to Councillor Blakeman, that on investigating the cause of the power surges in Grenfell Tower with the utilities companies, 7 residents had to date reported specific problems, apparently caused by the power surges. As part of that communication Mr Maddison went on to state that the contractor, RGE were setting up monitoring arrangements to help understand the nature and timing of any power surges, in order to use this information to try and diagnose the cause of the problem. The email also states that KCTMO would be writing to all residents on the matter.

Direct Line: [REDACTED]
Fax: [REDACTED]
Email: amanda.johnson@rbkc.gov.uk
Web: www.rbkc.gov.uk

In August 2012, a planning application was submitted for the refurbishment proposals to Grenfell Tower. Planners considered this application in November 2012 and have asked for a resubmission including the following amendments:

- Removal of the canopy at 1st floor level
- Give further definition to the roof detailing
- Consider alternative colour schemes.

The Grenfell Design Team has been developing a revised and updated design ahead of a revised planning submission. **Can we say when we will submit this? A prospective date?**

Procurement

KCTMO has to date progressed the procurement of the proposed works through the IESI¹ Framework, which is the procurement route used for KALC.

Since January, the design team has been working with Leadbitter (the proposed contractor) to bring the scheme within budget and to ensure that the project will deliver value for money. Progress has been slow and Leadbitter currently estimate the cost of works to be £11.278m (inclusive of fees), which is £1.6m above the current, proposed budget.

A range of options have been considered to bring the scheme within budget. It is now proposed to market test the works through an open OJEU tender to ensure that the best contractor is selected and value for money achieved. Subject to planning and procurement risks, this process will result in a start on site in Quarter 4 of 2013-14. By comparison, the IESI procurement process with Leadbitter would have resulted in a start on site at the end of Quarter 3; however, that route also had a significant risk of delay if a negotiated agreement could not be achieved with the contractor.

Whilst the delay is unfortunate, this is not excessive when considering the original start date. We are confident that reprocurement of the contractor will put us in a better position for ensuring that the project delivers on time and within budget, and is not stalled by complex negotiations over future changing costs to the budget.

In tandem with this procurement process, the design team will undertake a "Value Engineering" process to maximise the delivery of key project outputs within the proposed budget.

The following is the current indicative timeline for the delivery of the works:

- | | |
|-----------------------------|----------------|
| • Prepare tender documents: | August 2013 |
| • Planning Approval: | September 2013 |
| • Tenders issued: | November 2013 |
| • Tender return: | December 2013 |
| • Evaluation | January 2014 |
| • Contract Award: | February 2014 |
| • Start on site: | March 2014 |
| • Completion of work: | March 2015 |

¹ "Improvement and Efficiency South East"

cc Councillor Rock Feilding-Mellen Cabinet Member for Housing, Property and
Regeneration
Members of the Housing and Property Scrutiny Committee

Freephone

www.kctmo.org.uk



Dear Resident

Re: Recent electrical power surges in Grenfell Tower

As you will be aware, recent electrical surges within Grenfell Tower meant that some residents lost power, or were unable to use some electrical appliances. We also now think that these surges were linked to temporary loss of water supply in some parts of the building as power to water pumps was disrupted.

This has been rectified and we have also carried out a repair to a damaged cable on the mains supply. We hope that this will resolve the problem, however, we will continue to monitor the situation and investigate whether there are other factors that have contributed.

We are currently preparing to renew the rising electricity main and install surge protection to give additional protection to the block. Parts have been ordered and a schedule of work is being planned.

We have visited all the affected flats and recorded any reported damage. Detailed electrical inspections are on-going.

Affected residents will also be contacted by their Lancaster West Estate Officer with details about how to make a claim. In the first instance residents should contact their home insurance company and report any damaged electrical equipment.

The TMO is liaising with its insurance company and will submit the reports on each of the reported damaged goods for consideration. We will notify residents of their final decision.

If you have any further concerns questions, please contact your Housing Officer, Janice Jones, on jjones@kctmo.org.uk, or [REDACTED]

Yours sincerely,

Siobhan Rumble
Neighbourhood Manager Lancaster West

The Royal Borough of Kensington & Chelsea Tenant Management Organisation Ltd.
Network Hub, 292a Kensal Road, London W10 5BE

Grenfell Tower

Flat Sub-Main Rising and Lateral Supplies Report, 29th May 2013.

The tenants above floor ten were reporting smoke issues, lights and power failing intermittently. On testing the incoming supplies sub-main cable voltages were shown as unusually high as indicated below: -

- 400v across Live and neutral terminals of supply
- 210v recorded across earth and neutral with main earth disconnected from met bar.
- 213v across all earths and extraneous conductive parts.

We isolated various flat consumer units whilst further testing and investigatory works were carried out. On testing the Ryfield Sub-Main distribution fuse board serving various flats located on the 15th floor to show additional test results as indicated below: -

- L1 to Neutral 399V
- Neutral to Earth 236V
- L2 to Neutral 400V
- Neutral to Earth 334V
- L3 to Neutral 399V
- Neutral to Earth 234V

We approached UK Power Networks to establish and confirm there supplies and cables had not been damaged as there are significant building works ongoing all around the perimeter of the block. On there arrival we assisted in locating the correct sub-main service heads which serve the flats, there's 2no.

The UK power network engineer carried out tests and confirmed that both service heads were intact and no abnormal voltages were recorded.

We then reviewed the data which was recorded on a power logger installed to main service head the previous day at the request of the client. Which confirmed abnormal voltages recorded during peak time electrical use? IE: In the mornings and evenings (dinner times)

We then carried out a more in depth investigation a test on all sub-main boards which serve the flats 10 No. in total. We found service head No.1 served all floors up to the tenth and service head No. 2 served all floors from the eleventh to 20th. As well as noting the general condition of these sub-mains

- Paxolin bus bar covers have been damaged or were missing and live parts exposed on all Ryfield boards to floors 11, 12, 13, 14, 15, 16,17,18,19,20. Remedial works are urgently required.
- As ongoing building works may be creating excessive vibration we recommend re-tightening of all sub-main connections to all boards and connection enclosures.

Abnormal voltages were recorded on sub-main Db's on floors 11,12,13,14,15,16,17,18,19,20. Which consistent with service head 2?

Dear (Resident)

Summary Report of Grenfell Tower Residents Meeting – Thursday 15th August 2013

Following the meeting held last week, please find enclosed a summary report of the issues discussed.

The meeting was well attended and I would like to thank residents for coming along and sharing their views.

Further meetings will be held over the coming months and residents will be informed nearer to the time via the Grenfell Tower Residents Newsletter.

We intend to provide a summary report after each residents' meeting from now on. We welcome any feedback on whether this is useful and the level of detail you wish to receive.

Power Surge
Summary notes: Residents' meeting 15 August 2013



The second half of the agenda was a special purpose meeting for residents in the flats above the 10th floor of Grenfell Tower, regarding the power surges experienced in May 2013. Residents had several concerns, which were raised at the meeting:

- **Some residents had a significant amount of electrical equipment damaged and the £200 offer would not cover all their losses.**
Residents who have home contents insurance were encouraged to contact their insurer who will be able pursue further action on their behalf. Residents can also seek independent legal advice if they want to pursue this further. The TMO are also willing to meet with residents individually to discuss their claims and assist them in approaching Zurich to reconsider the decision made. We recognise that a group of residents was affected by the surges but it is not appropriate for us to talk about individual claims in a group so discussions will be entered into on a one to one basis.
- **Why were claims referred to Zurich and not dealt with directly by RBKC**
(this question was referred to the council)
The Council self-insures to a threshold (deductible) of £250,000 per claim for Public Liability. All losses above this are insured externally. Zurich Municipal (ZM) are the Council's Insurers and, as for many other Local Authorities, they also provide a claims handling service to the Council for losses within the deductible level. Zurich have been specifically selected to provide this service for the Council, with the overall claims decisions being made by dedicated claims handlers. All the selected claims handlers go through an accreditation that is recognised by the Chartered Institute of Insurance.
- **Accepting the disruption payment**
We can confirm that it is not our intention that acceptance of the disruption payment would preclude residents from seeking further legal advice or additional compensation. Should residents accept the payment they may still pursue further action.
- **Concerns about the amount of time taken to rectify the issue**
Investigations began immediately but isolating and identifying the source of the power surges took some time. The TMO worked with our contractors and UK Power Networks to eliminate possibilities and pinpoint the actual cause of the problem. We also worked with the Fire Brigade to undertake further checks and ensure residents were safe. The Health and Safety Executive was not contacted as there was no reason for them to be involved. KCTMO's Health and Safety team were informed.
We acknowledge that a lot of this work may not have been visible to residents. We will be working with residents to understand how we can improve our communication going forward.
- **Assurance that the power surges will not happen again**
Confirmation was given that the faulty electrical connection was renewed completely and a surge protection device has been installed at the base of the tower, which will stop any future external power surges. An isolated incident related to a light bulb in a resident's flat has been investigated and resolved. It was not in any way related to the power surge issue.
- **Are all electrical tests up-to-date and are RGE a competent contractor**
All statutory tests have been carried out to the communal supply at Grenfell Tower by the TMO's appointed contractor RGE who are qualified to carry out all works to current British standards. RGE are managed by the Contract Management Team within the TMO. To clarify, the power surge issues were not caused by a leak from the boiler.

Some residents have indicated that they will be pursuing further action on this matter. The TMO is making itself available to assist residents who wish to do so and if you wish to discuss your individual claim please contact Kiran Singh, Head of Neighbourhoods for the TMO on [REDACTED]

Key target dates:

Key milestone	Planned date	Revised date	Achieved date	Explanation
Tender for CA	20/05/2013		12/07/2013	
Appoint CA	10/06/2013		22/07/2013	
Brief CA	17/06/2013		24/07/2013	
Section 20 Stage 1 Notice	20/05/2013	16/08/2013		
Committee Report (Specification Approved)	12/07/2013	12/09/2013		
Out to tender	19/07/2013	17/09/2013		
Tenders Returned	09/08/2013	15/10/2013		
Section 20 Stage 2 Notice	23/09/2013	29/11/2013		
Committee Approval	06/09/2013	15/10/2013		
Letter of Intent Issued	29/11/2013	17/01/2014		
Contract documents signed/sealed		27/01/2014		
Start on site		11/02/2014		
Complete on site		11/07/2014		Allowance as for other works because of complexity of World's End, rnts.
DLP		11/07/2015		
Final account		05/09/2014		

Other Milestone dates:

Financial Information

Budget approved	£1,000,000	
Contract sum:		
Consultant Approved fees	£37,500	

CURRENT YEAR:

CURRENT YEAR BUDGET	CURRENT YEAR FORECAST	PROJECTED VARIANCE	ACTUAL SPEND THIS YEAR	VARIANCE BETWEEN ACTUAL AND PROJECTED SPEND	%
£500,000		-£ 500,000.00		£ -	#DIV/0!

OVERALL POSITION:

TOTAL BUDGET APPROVED	PREVIOUS YEARS SPEND	FORECAST THIS YEAR	FUTURE EXPENDITURE	OVERALL PROJECT SPEND	VARIANCE AGAINST BUDGET	%
				£ -	£ -	#DIV/0!

VALUE OF RETENTION

Anticipated Final Account

Retention release date

Marcia Chin-You

From: Joanne Burke
Sent: 18 September 2013 10:30
To: Amanda.Johnson@rbkc.gov.uk
Cc: Cynthia.Vachino@rbkc.gov.uk
Subject: FW: Power surge report.

FYI


From: Peter Maddison
Sent: 17 September 2013 16:35
To: Joanne Burke
Subject: FW: Power surge report.

For info

Peter Maddison
Director of Assets and Regeneration



t: [REDACTED]
m: [REDACTED]
a: The Network Hub, 292a Kensal Road, London, W10 5BE

 Before printing, please think about the environment

From: Peter Maddison
Sent: 17 September 2013 16:30
To: 'Edward Daffarn'
Cc: Kiran Singh; David Gibson
Subject: RE: Power surge report.

Dear Mr Daffarn

The power surges will not be covered on the agenda for Thursday's residents meeting. This matter was discussed in detail at our last meeting, a copy of the notes is attached for reference and there is no change in the position. If residents have specific issues or claims, then these will be dealt with on a one to one basis – it would not be appropriate to discuss such issues in a public meeting. Following the last residents meeting we have written again to residents affected to confirm this.

There is no question of either KCTMO or RBKC "hiding behind Freedom of Information legislation" to deny residents access to a report. My colleague correctly pointed out that the report you requested was from RBKC and not KCTMO and that you should request this information from RBKC. However, I would point out that the report is available on the RBKC website under the reports and agendas for the Housing Property and Scrutiny Committee on 16th July 2013. The following link may be of assistance:

<http://www.rbkc.gov.uk/committees/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/6274/Committee/1540/SelectedTab/Documents/Default.aspx>

I am also meeting the Leader on Friday to brief him on the situation.

I really want us to be able to give a robust response, but want to be absolutely confident about the facts.

In this context, can you please let me have the following information asap:

1. Timeline of Events:

Paul - we have yet established a clear timeline of events? Can you liaise with the Contact Centre and Repairs Team and ensure that we have a clear picture of the dates that problems were reported?

Can you also include the dates that our actions were completed, e.g: dates PIR tests took place, the date the fault to the main was identified and the date the repair was completed.

2. Can I please have an update on the compensation claims?

How many have we received?

Are any residents left without key equipment (e.g fridges, cookers, tvs)? If so what are we doing about it?

3. I think it is a very important message that we have spoken face to face with all of the residents affected. However, we also need to show that we have responded to the issues we have identified as a result of this contact. Siobhan - can you please give me an update on the current state of play and further action required?

4. What dates are we working to for the renewal of the incoming mains?

5. Can I please have an update on the outcome of the Fire Brigade visit on Friday? I think we can say something positive about this.

6. Is there anything else?

I would like to get something out tomorrow. Can you please let me have what you can by the end of today?

Thanks

Peter

Director of Assets and Regeneration

t: [REDACTED]
m: [REDACTED]

a: The Network Hub, 292a Kensal Road, London, W10 5BE

Dear resident

Recent electrical power surges in Grenfell Tower

You will be aware that there have recently been electrical power surges within Grenfell Tower and some residents have lost power, or have not been able to use some electrical appliances. We also think that these surges are linked to temporary loss of water supply in some parts of the building as power to water pumps has been disrupted.

We have installed monitoring equipment on the electrical supply so we can understand the frequency of these surges and try to diagnose the cause. We have also carried out testing of the main supply to the building. To date we have carried out a repair to a damaged cable on the mains supply. We hope that this will resolve the problem in the short term, however, we will continue to monitor the situation and investigate whether there are other factors that have contributed to this problem.

We are currently preparing to renew the rising electricity main and install surge protection to give additional protection to the block. This work is likely to happen WHEN?

We are carrying out detailed electrical inspections to all tenanted flats in Grenfell House to ensure that the electrical supplies are up to current standards. Please ensure that you arrange access to the operatives if you have not already done so.

If residents think that electrical goods in their home have been damaged as a result of the power surges, then we will arranged for an electrical engineer to visit residents and inspect any appliances. You will also be contacted by your Lancaster West Estate Officer for details about how to make a claim if you believe any items have damaged as a direct result of this incident.

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
HOUSING AND PROPERTY SCRUTINY COMMITTEE****16 JULY 2013****AN UPDATE ON GRENFELL TOWER IMPROVEMENT WORKS
AND THE RECENT POWER SURGES**

The purpose of this report is to inform members of the Grenfell Tower improvement works and the recent power surges.

FOR INFORMATION**1. Introduction**

- 1.1 This report provides Members of the Housing and Property Scrutiny Committee with an update on the Grenfell Tower improvement works and the recent power surges.
- 1.2 There have been a number of communications from a small number of residents in the form of blogs and open "round robin" e-mails on these two separate topics. This report sets out to clarify the current situation in regard to both the planned improvement works to Grenfell Tower and the recent power surges.

Grenfell Tower Improvement Works**2. Background**

- 2.1 Grenfell Tower is located on Lancaster West Estate, adjacent to the site of the KALC project which is currently on site. On 2nd May 2012, RBKC Cabinet approved a budget of £6m to deliver major improvements to the fabric of Grenfell Tower, including new homes and improved accessible office space. These improvements were to be funded from income generated from the sale of basement spaces in Elm Park Gardens.
- 2.2 Subsequently, the TMO Board proposed that the budget for the scheme be increased to enable additional investment. This additional investment will deliver the renewal of key

mechanical and electrical elements such as the communal heating system, which will complement the proposed investment in the building fabric. As part of the quarterly monitoring process, Cabinet will be asked at its meeting in July to increase the budget for the scheme to 9.7m. This can be met from the HRA working balance

3. Scope of the Improvement Works

3.1 A summary of the current, proposed scope of works includes:

- Window renewal
- Roof renewal
- Thermal external cladding of the building
- New entrance lobby
- Communal redecoration
- New communal heating system (with individual control)
- Hidden Homes – seven new flats
- Relocate the boxing club
- Relocate the nursery to the ground floor
- Relocate and improve office space within the block
- Improvements to the public realm.

3.2 These works will significantly improve the physical appearance of the building as well as renewing key building elements that are now at the end of their useful life. Residents will have improved control of the heating and hot water supply to their homes and will benefit from significant improvements in the thermal performance of the building. Additional housing will be located in the underused lower levels of the building and improved office accommodation provided.

4. Planning Issues

4.1 In August 2012, a planning application was submitted for the refurbishment proposals to Grenfell Tower. Planners considered this application in November 2012 and have asked for a resubmission including the following amendments:

- Removal of the canopy at 1st floor level
- Give further definition to the roof detailing
- Consider alternative colour schemes.

4.2 The Grenfell Design Team has been developing a revised and updated design ahead of a revised planning submission.

5. Procurement

- 5.1 To date, KCTMO have progressed the procurement of the proposed works through the IESI¹ Framework. This is the procurement route used for KALC.
- 5.2 Since January, the design team has been working with Leadbitter (the proposed contractor) to bring the scheme within budget and to ensure that the project will deliver value for money. Progress has been slow and Leadbitter currently estimate the cost of works to be £11.278m (inclusive of fees), which is £1.6m above the current, proposed budget.
- 5.3 A range of options have been considered to bring the scheme within budget. It is now proposed to market test the works through an open OJEU tender to ensure that the best contractor is selected and value for money achieved. Subject to planning and procurement risks, this process will result in a start on site in Quarter 4 of 2013-14. By comparison, the IESI procurement process with Leadbitter would have resulted in a start on site at the end of Quarter 3; however, that route also had a significant risk of delay if a negotiated agreement could not be achieved with the contractor.
- 5.4 In tandem with this procurement process, the design team will undertake a "Value Engineering" process to maximise the delivery of key project outputs within the proposed budget.

The following is the current indicative timeline for the delivery of the works:

- Prepare tender documents: August 2013
- Planning Approval: September 2013
- Tenders issued: November 2013
- Tender return: December 2013
- Evaluation: January 2014
- Contract Award: February 2014
- Start on site: March 2014
- Completion of work: March 2015

6. Resident Engagement

- 6.1 Resident engagement in the refurbishment of Grenfell Tower has been reviewed and actions agreed to ensure that all residents have clear information about the current status of

¹ "Improvement and Efficiency South East"

the scheme and are clear about how they can influence the proposals.

6.2 Recent engagement includes:

- **Grenfell Tower Newsletter:** A newsletter was sent to all residents on 14th May giving an update on progress and inviting them to a public meeting.
- **Public Meeting:** A public meeting was held on Monday 17th June. 25 residents attended and commented on the scheme design proposals.

6.3 Next Steps involve a further newsletter which will be sent to Grenfell Tower residents giving feedback and responding to the issues raised at the public meeting. A series of further meetings is planned.

6.4 Further engagement is planned over the summer period to ensure that all residents have an opportunity to engage in finalising the scope of works; be consulted on the designs submitted to planning and be involved in the selection of the contractor for the works. Particular focus will be given to face to face contact with residents to ensure the widest possible engagement.

7. Conclusions

7.1 The refurbishment of Grenfell Tower is a large and complex project and time and careful planning has been required to ensure that the proposals and design of the scheme meet the requirements of residents, RBKC and Planners. Particular focus has been required to ensure that the project representing value for money and can be successfully delivered to the satisfaction of residents.

Grenfell Tower Power Surges

8.1 A series of surges were reported in Grenfell Tower in May 2013 and KCTMO has been actively investigating the cause.

8.2 Residents have been informed in writing and face to face contact has been made with all 45 residents affected to identify and resolve any issues arising.

A summary of the current situation is as follows:

- A fault has been identified on the incoming mains supply and a repair has been carried out to a faulty cable. There have been no further surges since this repair was completed and further tests have been carried out on the mains.
- Ongoing monitoring of the incoming electrical supply and we are investigating whether there are other factors that have contributed to the surges.
- Full renewal of the rising electricity main is planned to commence on 7th July. This work will include the installation of surge protection to give additional protection to the block.
- An electrical contractor has carried out electrical testing to all individual properties in the block to ensure that domestic supplies are safe.
- Arrangements have been made for a contractor to inspect any damaged electrical appliances reported by residents
- Details of residents' damaged equipment are being collected to deal with any compensation claims.

8.3 In summary, KCTMO has carried out some repairs and continue to monitor the situation. It is too early to say whether the problem has been fully resolved and where responsibility lies for the cause. It is possible that the fault that has been rectified is not the primary cause.

8.4 KCTMO has worked hard to keep residents informed throughout by letter and face to face contact. They have also discussed the matter at the residents' meeting on Monday 17th June and have responded to residents who have made direct contact with the TMO in relation to the surges.

8.5 There has been a considerable volume of communication from a small number of residents in the form of blogs and open "round robin" e-mails, some of which is from people who are not residents of the block. This communication contains a lot of speculation about the cause of the problem. KCTMO has not responded directly to this communication and has focused on keeping residents informed of the facts through direct communication.

8.6 Residents have been advised to inform their insurers of any loss or damage for which they may wish to claim. KCTMO has also stated that they will collect information and pass the details to their insurers. To date 25 residents have submitted

claims for damaged electrical goods. These claims are now with RBKC insurers. KCTMO is also making further contact with the 20 residents who have not claimed to ensure there are full details of any loss.

- 8.7 Financial help has also been offered to residents who may have lost fridge or cooking facilities at the time of the incidents, however, to date no residents took up the offer.

FOR INFORMATION

LAURA JOHNSON DIRECTOR OF HOUSING

Contact Officers:

Peter Maddison, Director of Assets and Regeneration, KCTMO
Tel: [REDACTED] and E-mail: pmaddison@kctmo.org.uk

Amanda Johnson, Head of Housing Commissioning
[Tel:](#) [REDACTED] and E-mail: Amanda.johnson@rbkc.gov.uk

PRESENT

Members of the Committee

Councillor Quentin Marshall (Chairman)
Councillor Tony Holt (Vice-Chairman)
Councillor Emma Dent Coad, MA
Councillor Robert Mingay
Councillor Will Pascall
Councillor Linda Wade

Others in Attendance

Councillor Rock Feilding-Mellen (Deputy Leader and Cabinet Member for Housing,
Property and Regeneration)
Councillor Judith Blakeman (Labour Group Leader)
Nick Austin (Director for Environmental Health)
Robert Black (Chief Executive, TMO)
Sasha Jevans (Exec Director of Operations, TMO)
Yvonne Birch (Director of People and Performance, TMO)
Richard Buckley (Bi-borough Head of Environmental Health)
Jacqui Hird (Scrutiny Manager)
Laura Johnson (Director of Housing)
Roger Keane (General Needs Commissioner)
Peter Maddison (Director of Assets and Regeneration, TMO)
Steve Mellor (Group Finance Manager)
Anthony Parkes (Director of Financial Services, TMO)
Wendy Thomas (Senior Housing Policy Officer)
Gillian Tobin (Senior Housing Policy Officer)
Jerome Treherne (Governance Services)

A1 APOLOGIES FOR ABSENCE

Apologies had been submitted from Councillors Neal, Mackover, Read and Rutherford. The Deputy Leader and Cabinet Member submitted apologies on behalf of the Director of Corporate Property.

A2 MEMBERS' DECLARATION OF INTEREST

Councillor Pascall declared that he was a governor of Marlborough Primary School.

A3 MINUTES OF THE MEETINGS ON 15 AND 22 MAY 2013

The Minutes of the Meetings of 15 and 22 May 2013 were confirmed as a correct record and signed by the Chairman.

As a matter arising related to A5 Clearings and New Marlborough Primary School Development, Councillor Pascall reported that the planning application was now to be heard in September not July, but Mr Bore had

assured him the new premises would be ready in time for the start of September 2014 term.

Councillor Dent Coad confirmed she had joined the Stock Condition Survey Sub-Group.

A4. REPORT BY THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING, PROPERTY AND REGENERATION

The Deputy Leader and Cabinet Member introduced the report. In response to questions on the Pembroke Road Options Appraisal, he assured the committee a wide range of options were being explored and issues of viability would be critical. At this stage he was unable to confirm how leaseholders would be compensated were a scheme to be brought forward but tenants in council flats would be re-housed in a proposed new development where possible should this become necessary.

Councillor Pascall cited an example from the Silchester Estate redevelopment where a group of residents had been offered improved accommodation and hoped this could be the outcome for residents affected by the Pembroke Road scheme.

The Deputy Leader and Cabinet Member reassured the Committee that under the new Tri-borough Facilities Management contract, service level standards would be maintained. The Chairman asked Councillor Mingay to email him any points on TUPE matters he wanted covered in the TFM report to September's committee meeting.

Action: Cllr Mingay/Chairman/Mr Clark

A5. GRENFELL TOWER UPDATE

Mr Maddison summarised the TMO's work on the regeneration plans and said more work on costs was needed. He detailed the TMO's engagement with residents which was to continue.

He reported that the causes of power surges in May were uncertain but an arced cable had been discovered and cabling to all parts of the block had now been replaced. He confirmed that the block's electrical wiring was checked every 5 years under the existing maintenance contract.

He reported power surge protection for the block was now in place and there had been no reoccurrence of power surges and monitoring would continue. Mr Maddison confirmed that Grenfell Tower's mains cabling was separate from the Kensington Academy and Leisure Centre cabling.

In response to questions from the Committee on insurance and damage to residents' possessions, Mr Maddison reported a log of all damaged electrical equipment was kept up to date. Some 40 properties had experienced some damage. Loss adjusters acting for the insurers were still to confirm the amount of compensation required and to advise on settlement of payments.

Mr Maddison reported that the smoke emitted from one flat had, on investigation proved to be steam and this problem had been resolved. Before May's power surge, the block had been assessed for fire risk and deemed to have full fire protection. In relation to the risk of smoke released into common parts, Ms Johnson reminded the Committee that all leaseholder doors had been fire risk assessed and leaseholders advised on the level of compliance to fire protection standards. She stated that her officers were seeking further advice on liability for fire risk.

Councillor Blakeman was invited to speak. She submitted a petition from the Grenfell Leaseholders' Association to the committee clerk. She was concerned that the TMO would find it difficult to regain trust because many residents believed the impact of the power surge had not been taken seriously enough and compensation for damaged electrical items had been delayed. She was surprised that those affected had been asked if the Council or TMO should be held to account.

Mr Black assured the Committee the TMO had taken this incident and the resulted damage to tenants' property seriously. The TMO he said took health and safety matters seriously. He noted some of the claims linked to the incident had been factually inaccurate. He highlighted the scale of the regeneration project and said that any delay to it was in order to ensure agreement on the best scheme possible that was within budget. He drew attention to the engagement activities with the residents which included a meeting to be attended by the Deputy Leader and Cabinet Member on 19 July.

In response to Councillors Blakeman and Dent Coads' concerns over the removal of the canopy, Ms Johnson emphasised the Planning Department understood there needed to be some protection from falling debris. Mr Black noted that one alternative could be modified windows that prevented debris falling out of them.

Mr Maddison reported on consultation over regeneration plans and agreed to ensure all ward councillors received any newsletters sent to Trellick Tower residents.

Action: Mr Maddison

In response to concerns from the Chairman over value for money, Ms Johnson referred to the Cabinet's decision last year to allocate funding to regenerate the block. She pointed out the range of improvements that were not linked to the existing housing assets and included the provision of eight new hidden homes flats which would generate an income for the Housing Revenue Account. Councillor Blakeman noted the defective heating system once replaced would reduce utility costs for residents and Councillor Dent Coad encouraged officers to check how LBHF had successfully used various funding streams for the Edward Woods Estate improvements.

The Deputy Leader and Cabinet Member in conclusion, said he understood residents' impatience with progress on regenerating the Tower but it was a significant investment and it was vital a high quality design resulted to

improve the block and its appearance to residents in the surrounding area. He had recently discussed the proposals with the architect and TMO and believed residents would have good reason to regain any lost trust in the TMO soon.

A6. BI-BOROUGH ENVIRONMENTAL HEALTH (PRIVATE SECTOR) HOUSING SERVICE REVIEW

Mr Austin introduced the report and summarised the scope of the review. He advised that officers used multiple sources of information to assist in identifying unlicensed Houses in Multiple Occupation (HMOs) which could provide additional income. The Chairman suggested the definition of HMO should be circulated to all Members who, during ward visits, could assist in identifying unlicensed HMOs. **Action:** Mr Austin

In response to Councillor Mingay, Mr Austin reported that staff terms and conditions from each borough were broadly similar. He confirmed the take up of funding to combat fuel poverty or from the Green Deal could be improved and officers considered these funding streams for improvements when inspecting premises and dealing with enquiries from residents.

Mr Austin confirmed that in response to complaints about housing associations protocols were in place with housing associations that enabled inspections and action to be taken to rectify serious complaints where necessary.

A7. HOUSING GENERAL FUND OUTTURN REPORT 2012/13

Mr Mellor introduced the report. In regard to the outstanding debt linked to the LetsStart Scheme, he said this scheme had started some years ago and was now closed. The Legal Services Department was assisting in recovering deposits from letting agents. Only £400k was linked to cases where households still occupied the premises.

In response to a question from the Chairman, Ms Johnson advised that the Disabled Facilities Grant budget was underspent due to the high proportion of residents in this borough who could afford to pay for alterations themselves. Mr Mellor advised the smaller budget over the next three years recognised its low take up.

In response to Councillor Mingay's question on the budget increase of 4% for procuring Temporary Accommodation, Mr Mellor advised that it seemed sufficient though the extent to which circumstances could change was difficult to predict.

A8. HOUSING REVENUE ACCOUNT OUTTURN REPORT 2012/13

Mr Mellor introduced the report. He advised the Chairman that the Cabinet decision to allocate £3.7 million to the Grenfell Tower Scheme would be fed into the updated HRA Business Plan which would be submitted to January's Committee meeting.

A9. TMO ANNUAL REVIEW

Ms Johnson introduced the review and reported that, overall, performance continued to improve, that the success of the new repairs service would be a key aspect in the near future and that the TMO had shown itself to be pro-active in engaging with residents over welfare reform.

In regard to the audit review of Health and Safety, Mr Parkes reported that by the end of August all health and safety records included those from the contractor would be kept on one system, thereby meeting the auditor's requirements.

Mr Black reported that the two new welfare reform officers would focus on working with tenants to ensure they did not get into financial difficulty. He confirmed the date for the start of the new repairs service remained 2 September.

In response to Councillor Dent Coad's query, Ms Birch reported officers were intensively monitoring the 397 households affected by under-occupancy funding deductions. She reported that one fifth of these households were in receipt of Discretionary Household Payments but other options were considered. She reported a slight increase in rent arrears. She agreed to circulate a breakdown of the affected households.

Action: Ms Jevans / Mr Treherne

A10. THE IMPACT OF WELFARE REFORM ON HOUSING

Ms Johnson noted a similar report had been submitted to recent FCS and Adult Social Care and Health Scrutiny Committees. She reassured Councillor Wade that Discretionary Housing Payments were decided on a case-by-case basis and were intended to be for six months only. Ms Johnson said the Department of Work and Pensions (DWP) was considering varying the amounts of rent paid directly to tenants.

In response to Councillor Mingay's concern over disruption to schooling if households moved, Ms Johnson said that many children attended out-of-borough schools and the borough of residence was obliged to ensure pupils had school places. She advised that those in temporary accommodation had to pay for transport to school out of their own pocket.

A11. ASSESSING THE IMPACT OF THE BENEFITS CAP FOR HOUSEHOLDS IN TEMPORARY ACCOMMODATION (TA)

Mr Mellor drew attention to the reserve set aside to assist in supporting households in TA affected by the Benefits Cap. He said that Cabinet would be asked to agree that these funds could be drawn down to supplement the Discretionary Payments Fund. The budget would need to continue to be monitored closely.

Ms Johnson in response to Councillor Dent Coad, confirmed the wide range of measures in paragraph 4.5 in the report would be explored to increase

TA supply but no specific proposals for private residential investment had been worked up.

A12. MISCELLANEOUS MATTERS

IN DEPTH REVIEWS

SUB-GROUP ON THE STOCK CONDITION SURVEY

Councillor Pascall had discussed the scope of the review with officers. His Sub-Group would first examine the existing data on the stock and take into consideration the TMO works since 2010 as well as the Rand Study. Then data from a few individual premises would be assessed and by early autumn these findings would be summarised. He drew attention to the range of standards used in the Rand Study and the need to consolidate these into one target standard. The new standard would include considerations of energy use, CO2 emissions, climate change and welfare implications. The final report would be submitted to the full Committee at its January meeting.

SUB-GROUP ON HOUSING OCCUPANCY

Councillor Mackover was not present to update the Committee.

TRELLICK TOWER

The Committee had received the Chairman's notes of the 19 June tour. Councillor Dent Coad agreed to submit her views which would then be combined into one report and circulated to the Committee.

Action: Cllr Dent Coad / Mr Treherne

ROTA VISITS

The Chairman encouraged arrangements to be made for outstanding visits and asked for a new set of sites to be drawn up for September's meeting.

Action: Mr Treherne

FORWARD PLAN

This was noted.

A13. ANY OTHER ORAL OR WRITTEN ITEMS WHICH THE CHAIRMAN CONSIDERS URGENT

There were none.

The meeting finished at 8.25pm.

Chairman

PRESENT

Members of the Committee

Councillor Quentin Marshall (Chairman)
Councillor Tony Holt (Vice-Chairman)
Councillor Emma Dent Coad, MA
Councillor Matthew Neal
Councillor Will Pascall
Councillor Jonathon Read
Councillor Elizabeth Rutherford
Councillor Linda Wade

Others in Attendance

Councillor Rock Feilding-Mellen (Deputy Leader and Cabinet Member for Housing,
Property and Regeneration)
Steven Bell (Head of Asset Management & Capital Projects)
Yvonne Birch (Director of People and Performance, TMO)
Mark Chetwynd (Chief Transport Policy Officer)
Michael Clark (Director for Corporate Property)
Laura Johnson (Director of Housing)
Peter Maddison (Director of Assets and Regeneration, TMO)
Steve Mellor (Group Finance Manager)
Wendy Thomas (Senior Housing Policy Officer)
Gillian Tobin (Senior Housing Policy Officer)
Jonathan Wade (Policy Team Leader Forward Planning)
Jerome Treherne (Governance Services)

A1 APOLOGIES FOR ABSENCE

Apologies had been submitted from Councillors Mackover and Mingay.

A2 MEMBERS' DECLARATION OF INTEREST

None.

A3 MINUTES OF THE MEETINGS ON 16 JULY 2013

In paragraph three of A5 of the minutes Trellick Tower should read Grenfell Tower. With this amendment the Minutes of the 16 July 2013 meeting were confirmed as a correct record and signed by the Chairman.

As a matter arising related to A5, Mr Maddison reassured the Vice Chairman that expertise from qualified electrical engineers had been used from the outset in establishing the cause of the Grenfell Tower power surge. The officers' view remained that it had been caused by an arced incoming mains cable.

Mr Maddison reported that Zurich Insurance, the company used by the TMO, had reviewed all claims for damage and had confirmed that the TMO

had taken appropriate steps to ensure the power supply infrastructure was in a reasonable state and the TMO therefore, had not been negligent and was not liable for loss or damage to tenants' equipment.

TMO officers had met residents and advised them by letter to claim for damage via their own home contents insurance. As a token of goodwill and in compensation for disruption, a payment of £200 had been made to each tenant. Mr Maddison said the TMO recognised this might not cover the cost of lost equipment.

Ms Johnson updated the Committee on fire risk assessments of leaseholder's doors; 68 doors could be defective and officers needed to gain access to properties to verify this. The aim was to ensure no defective doors remained in the housing stock and replacing doors would be at leaseholders' expense. The Chairman agreed the Deputy Leader and Cabinet Member's report to the next Committee should include an update on this issue.

Action: Ms Johnson

A4. REPORT BY THE DEPUTY LEADER AND CABINET MEMBER FOR HOUSING, PROPERTY AND REGENERATION

The Deputy Leader and Cabinet Member introduced the report. He highlighted the likely impact of the recent DCLG's announcement of making it more difficult to meet target rents. He had asked officers to consider how rents as near as possible to the target rent could be achieved by 2015. Mr Mellor advised that consultation with tenants over rent increases was good practice and could take two or three months.

The Deputy Leader and Cabinet Member reported that officers were considering as an option proposals to charge higher rents to social tenant households on higher incomes but would want to ensure any change would not create undue disincentives for those progressing onto higher salaries.

Mr Clark advised that the Kensington Central Library Renovation Project would enable separate electricity metering for each tenant and he would confirm to the Vice Chairman if the energy supply to the library was to be separated from the Town Hall supply.

Action: Mr Clark

In response to Councillor Wade's question on savings in commissioning supported people housing, Ms Johnson said savings achieved had not been due to changes in eligibility criteria but through the re-tendering of services.

Mr Clark reported that the current investments in Parkwood Hall School were necessary to meet minimum standards. Other boroughs that used the facility had been requested to increase their contribution to the school's maintenance. The outcome of Family and Children's Services (FCS) Business Group review of the Special Educational Needs services and options for the school would be submitted to the Leader's Group for discussion at the end of the year. The Chairman asked that the Committee be kept informed on proposals for the school.

Action: Mr Clark

A5. TOTAL FACILITIES MANAGEMENT OUTSOURCING UPDATE

Mr Clark described the wide range of services included in the contract which excluded sports centres but included nurseries, museums and galleries. Schools he noted could opt into these contracted services.

In response to the Committee's concerns over maintaining standards under the new contract, he advised that the service specification and quality standards would be held at their current levels and he expected standards to improve when compared to current levels over time. Amey had thoroughly appraised a fully comprehensive service specification for all buildings and Tri-borough cabinets had approved a contingency sum of £2.5 million across the three boroughs which could be held back each year if service standards or quality fell.

He reported that officers had formed strong relations with Amey and the Operations Board met each week. He said issues of any reduced quality or service levels would be escalated to Strategic Board level to be resolved. The Deputy Leader and Cabinet Member commented that changes to service levels and standards in the future would require Member agreement first.

The Committee expressed some confusion over how savings of 20 per cent were to be achieved. Councillor Read suggested part of these savings could be ascribed to previous inefficiencies and quantifying savings once the contract was operating could be informative. The Chairman asked for a paper to come to the Committee which set out how efficiency savings were to be achieved.

Action: Mr Clark

The Committee noted A5A Addendum Report on the new contractor's obligations under the TUPE regulations.

A6. HOLLAND PARK SCHOOL UPDATE ON REDEVELOPMENT PROJECT

Mr Clark expressed regret for the £3.76 million overspend which represented a 4.7 per cent increase in the overall budget. The Deputy Leader and Cabinet Member reported on lengthy Cabinet discussions of paper A6 which had concluded that controls over this capital project had not been sufficiently rigorous before June 2011. Since then the Corporate Property Department had been centralised and control mechanisms put in place for this and all capital projects. The Committee was advised that the Executive Director of FCS Business Group had been in charge of the project up to June 2011 as the FCS Business Group had led on the project. One result of this arrangement had been direct access between the school and design team which had not been sufficiently controlled or managed. Responsibility for the overspend therefore lay with FCS and inadequate cost control procedures in relation to this project. Mr Clark assured the Committee the changes to the management of large projects arising from the creation of a dedicated property team would prevent any reoccurrence of such problems in the future.

Mr Clark reassured the Committee that all other construction projects were on schedule and on budget.

In response to Councillor Dent Coad's suggestion that the school had proved costly and its design insufficiently robust the Deputy Leader and Cabinet Member expressed his belief that it was a impressive new facility of which the borough should be proud.

Mr Bell advised that Corporate Property's approach was to deal with financial, programme and procurement matters proactively throughout the whole of a project's lifespan. He said all capital budget projects were on or below budget and if any were running late because of contractor delays, the contractor would be charged damages in accordance with the contract terms. The Chairman asked for Mr Clark's forthcoming Leader's Group paper on Capital Programme Management to come to the Committee as well.

Action: Mr Clark

A7. HEATING AND HOT WATER CHARGES

Mr Mellor introduced the report and noted it showed an overall reduction in charges however, for a few estates, charges had increased and this reflected consumption levels.

Councillor Dent Coad was concerned that the significant increase in costs for Adair Tower residents could cause genuine hardship. She also queried the reference to Whistable House, Mr Mellor agreed to clarify this reference in the appendix.

Action: Mr Mellor

A8. MAXIMISING USAGE OF THE HOUSING REVENUE ACCOUNT CAR PARKING ASSETS

Ms Birch introduced the report and advised that the TMO had explored ways to increase use of parking bays and especially derelict areas on estates. She agreed with Councillor Neal that proper consultation with residents should precede any new use of these spaces and residents had been kept informed of reviews. She noted they seemed to favour more use of car parks in particular for electric cars.

Ms Birch reported improvements on the operation for letting spaces assisted by better use of IT in mapping vacant car parking spaces and more reliable processing of parking bay applications.

Ms Birch in response to the Chairman's concern that maximum use of this asset for the benefit of the HRA was being frustrated by transport and planning policies, had discussed with planning officers various alternative uses. Mr Chetwynd referred to the overall transport objective in the Core Strategy that strongly favoured other modes of transport over car use. He recognised that TMO parking spaces were under-used but the Council's transport policies were consistent with pan London policies that aimed to discourage car use in order to minimise traffic congestion. He expected that if some residents moved their cars from on-street residents' bays to TMO parking spaces, the on-street bays would soon be filled again by the existing latent demand, with a net increase in car trips.

The Committee was highly sceptical of this line of argument, which seemed inconsistent with other areas of policy, for example residents' parking, and was an incorrect reading of the Council's Transport Policy which sought to encourage the use of multiple modes of transport. Furthermore it lacked credibility to suggest that allowing cars to park in spaces built for that purpose would have any material effect on traffic or car ownership across the Borough given the number of spaces involved.

Mr Wade referred to the Strategic Objective for 'Better Travel Choices' chapter from the Core Strategy (adopted December 2010). He advised that this was an overarching policy and quoted the relevant clauses; "Our strategic objective for better travel choices is for walking, cycling and public transport to be safe, easy, attractive and inclusive for all and preferred by residents and visitors to private car ownership and use".

He advised that if this policy was interpreted more flexibly, it would nevertheless need to be consistent with application of other council policies. He agreed with the suggestion that if parking spaces were used by local residents it would not attract into the borough car users from elsewhere. The Vice Chairman pointed out that if maximum use of the TMO's parking spaces was achieved this would only represent a small proportion of resident parking bays across the borough. The Committee noted there were few, if any, other large unused car parks in the borough. The Chairman commented that the Council had more effective means of reducing car use at its disposal should this be a serious intent of policy (which he noted it was not).

Councillor Pascall drew a distinction between deciding not to grant extra parking bays for new housing with encouraging the use of parking bays that had been granted permission and specifically built for this use already. He highlighted the extra driving taking place for those searching for scarce parking spaces and listed some common examples when use of a car was more sensible than alternative modes of transport.

The Committee concluded the supposed impediments to the use of HRA owe spaces appeared flimsy at best and deprived the HRA of valuable income unnecessarily. Members did not recognise the policy objectives as interpreted in this context.

The Deputy Leader and Cabinet Member in response to the Committee's concerns said he would discuss with the TMO and the relevant Cabinet Member alternative ways of maximising use of these assets and especially the leeway within existing policies that would enable their better use.

Action: Deputy Leader and Cabinet Member

A9. ALLOCATIONS POLICY FOR INTERMEDIATE PROPERTIES

Ms Johnson introduced the report and agreed to send Councillor Dent Coad more information on the definition on intermediate housing. It was noted each intermediate housing scheme had its own eligibility criteria.

Action: Ms Johnson

A10. INVESTING IN OUR HOUSING STOCK

Ms Johnson advised that a Council owned regeneration company was one option Savills was considering as a means of delivering regeneration that allowed the Council to retain beneficial ownership of its existing land portfolios. She confirmed there would be no need to pursue stock transfer in whole or part to the TMO or a housing association.

A paper on disposals and acquisitions would be submitted to the Committee for its January meeting. **Action:** Ms Johnson

A11. TRELICK TOWER REPORT BACK FROM 19 JUNE TOUR

The Chairman highlighted that the report was written to reflect his and Councillor Rutherford's views exclusively, did not include Councillor Dent Coad's views. He had found the tour valuable as a way to get a clearer idea of the issues at firsthand. Councillor Dent Coad agreed a holistic approach to the future of the property was needed. She suggested that problematic spaces could be leased to tenants in return for their refurbishing the space.

The Deputy Leader and Cabinet Member welcomed comments and said he had toured the building recently and would be interested in viewing some of the flats from the inside.

A12. MISCELLANEOUS MATTERS

IN DEPTH REVIEWS

SUB-GROUP ON THE STOCK CONDITION SURVEY

Councillor Pascall reported that Mr Maddison was to present more information to the first meeting of the working party next week and this would be followed up by site visits.

ROTA VISITS

The Chairman would agree the new rota for Member site visit with Mr Clark and Ms Johnson at the end of September. **Action:** Mr Treherne

A13. ANY OTHER ORAL OR WRITTEN ITEMS WHICH THE CHAIRMAN CONSIDERS URGENT

There were none.

The meeting finished at 8.45pm.

Chairman

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference: 05 U217012770234

1 DETAILS OF THE CLIENT	2 ADDRESS AND DETAILS OF THE INSTALLATION	
Client: K&C TMO Address: 292A Kensal Road London Postcode: W10 5BE	Installation: 134 Grenfell Tower Address: 11-206 Grenfell Tower London Postcode: W11 1TQ	Estimated age of electrical installation: 5 years Evidence of alterations or additions: N/A if yes, estimated age: N/A years Date of previous inspection: N/A Installation Cert number: N/A Records of Installation available: N/A Records held by: N/A

3 PURPOSE OF THE REPORT

Purpose for which this report is required: Clients Request

4 EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:	All fixed wiring, accessories and fuseboards	Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):
		Characteristics of primary supply overcurrent device. No testing of unverified circuits. All areas of no Access. No lift of floor boards or inspection of Loft space. System type not verified

The inspection has been carried out in accordance with BS 7671:2008, as amended to 2011. Cables concealed within trunking and conduits, under floors, in roof spaces and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection.

5 DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1 (see section 3), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see section 8) and the attached schedules (see section 16), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4).

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: REECE BEGLEY	Position: Engineer	Signature:	Date: 30/05/2013
Report reviewed and authorised for issue by:			
Name: Bob Greene	Position: Qualified Supervisor	Signature:	Date: 18/06/2013

6 DETAILS OF THE ELECTRICAL CONTRACTOR	7 SUMMARY OF THE CONDITION OF THE INSTALLATION
Trading Title: RGE Services Ltd Address: 19-21 Roebuck Road Hainault Business Park Essex Postcode: IG6 3TU Registration Number: XXXXXXXXXX Telephone Number: XXXXXXXXXX	See page 3 for a summary of the general condition of the installation in terms of electrical safety. Overall assessment of the installation in terms of its suitability for continued use*: <div style="text-align: center; border: 2px solid black; padding: 5px; margin: 10px auto; width: 80%;"> SATISFACTORY </div> * An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2011.

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3 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:
Satisfactory

10 NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:

10 Years (Enter interval in terms of years, months or weeks, as appropriate)

provided that any items in section 8 which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see section 8).

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Type(s)	Number and Type of Live Conductors		Nature of Supply Parameters				Characteristics of Primary Supply Overcurrent Protective Device(s)			
TN-S N/A	1-phase (2 wire):	✓	1-phase (3 wire):	N/A	Nominal voltage(s):	U: N/A V	Nominal frequency, f:	50 Hz	BS(EN):	LIM
TN-C-S ✓	3-phase (3 wire):	N/A	3-phase (4 wire):	N/A	Uo:	232 V	External earth fault loop impedance, Ze:	0.27 Ω	Type:	LIM
TT N/A	Other:	N/A			Prospective fault current, Ipf:		0.859kA	Rated current:	LIM A	Short-circuit capacity: LIM kA
Confirmation of supply polarity: ✓										

12 PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of Earthing		Details of Installation Earth Electrode (where applicable)				Protective measure(s) against electric shock:						
Distributor's facility:	✓	Type:	N/A	Location:	N/A	ADS						
Installation earth electrode:	N/A	Electrode resistance, RA:	N/A Ω	Method of measurement:	N/A	Maximum Demand (Load): LIM LIM						
Main Switch or Circuit-Breaker			Earthing and Protective Bonding Conductors									
Type BS(EN):	60947-3 Isolator		Voltage rating:	240 V	Earthing conductor							
Number of poles:	2		Rated current, In:	100 A	Conductor material:	Copper	Conductor csa:	16 mm ²	Continuity & connection verified:	✓		
Supply conductors material:	Copper		RCD operating current:	N/A mA	Main protective bonding conductors							
Supply conductors csa:	16 mm ²		RCD rated time delay:	N/A ms	Conductor material:	Copper	Conductor csa:	10 mm ²	Continuity & connection verified:	✓		
			RCD operating time:	N/A ms	Bonding of extraneous-conductive parts							
					Water service:	✓	Gas service:	✓	Oil service:	N/A	Lightning protection:	N/A
					Structural Steel:	N/A	Other incoming service(s):		N/A			

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2011.

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INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

1.0 DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT		Comments	Outcome	Further investigation required	4.0 CONSUMER UNIT(S)/DISTRIBUTION BOARD(S)		Comments	Outcome	Further investigation required
1.1	Service cable condition	N/A	LIM	N/	4.1	Adequacy of working space/accessibility to distribution board	N/A	✓	N/
1.2	Condition of service head	See Obs	LIM	Y	4.2	Security of fixing	N/A	✓	N/
1.3	Condition of tails - Distributor	N/A	✓	N/	4.3	Condition of enclosure(s) in terms of IP rating etc	N/A	✓	N/
1.4	Condition of tails - Consumer	N/A	✓	N/	4.4	Condition of enclosure(s) in terms of fire rating etc	N/A	✓	N/
1.5	Condition of metering equipment	N/A	✓	N/	4.5	Enclosure not damaged/deteriorated so as to impair safety	N/A	✓	N/
1.6	Condition of isolator (where present)	N/A	N/A	N/	4.6	Presence of main linked switch	N/A	✓	N/
2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS		N/A	N/A	N/	4.7	Operation of main switch (functional check)	N/A	✓	N/
3.0 EARTHING / BONDING ARRANGEMENTS					4.8	Manual operation of circuit-breakers and RCD's to prove disconnection	N/A	✓	N/
3.1	Presence and condition of distributor's earthing arrangement	N/A	✓	N/	4.9	Correct identification of circuit details and protective devices	N/A	✓	N/
3.2	Presence and condition of earth electrode connection where applicable	N/A	N/A	N/	4.10	Presence of RCD quarterly test notice at or near distribution board	N/A	N/A	N/
3.3	Provision of earthing/bonding labels at all appropriate locations	N/A	✓	N/	4.11	Presence of non-standard (mixed) cable colour warning notice at or near distribution board	N/A	N/A	N/
3.4	Confirmation of earthing conductor size	N/A	✓	N/	4.12	Presence of alternative supply warning at or near distribution board	N/A	N/A	N/
3.5	Accessibility and condition of earthing conductor at MET	N/A	✓	N/	4.13	Presence of other required labelling (please specify)	230 volt	✓	N/
3.6	Confirmation of main protective bonding conductor sizes	N/A	✓	N/	4.14	Presence of replacement next inspection recommendation label	N/A	✓	N/
3.7	Condition and accessibility of main protective bonding conductor connections	N/A	✓	N/	4.15	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	N/A	✓	N/
Outcomes:					4.16	Single-pole protective devices in line conductor only	N/A	✓	N/
'TICK' indicates Acceptable condition		'C1' or 'C2' indicates Unacceptable Condition			4.17	Protection against mechanical damage where cables enter distribution board	N/A	✓	N/
'C3' indicates Improvement recommended		'N/A' indicates Not Applicable			4.18	Protection against electromagnetic effects where cables enter consumer unit	N/A	✓	N/
'LIM' indicates Limitation		'N/V' indicates Not Verified							

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2011.

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IWS00002114_0102

INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

	Comments	Outcome	Further investigation required		Comments	Outcome	Further investigation required
4.19 RCD(s) provided for fault protection - includes RCBOs	N/A	✓	N/	5.13 Provision of fire barriers, sealing arrangements and protection against thermal effects	N/A	✓	N/
4.20 RCD(s) provided for additional protection - includes RCBOs	N/A	✓	N/	5.14 Band II cables segregated/separated from Band I cables	N/A	N/A	N/
5.0 FINAL CIRCUITS				5.15 Cables segregated/separated from communications cabling	N/A	✓	N/
5.1 Identification of conductors	N/A	✓	N/	5.16 Cables segregated/separated from non-electrical services	N/A	✓	N/
5.2 Cables correctly supported throughout their run	N/A	LIM	N/	5.17 Termination of cables at enclosures - Indicate extent of sampling in Extent and Limitations of the report			
5.3 Condition of insulation of live parts	N/A	✓	N/	* Connections soundly made and under no undue strain	N/A	✓	N/
5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (to include the integrity of conduit and trunking systems in metallic and plastic)	N/A	✓	N/	* No basic insulation of a conductor visible outside enclosure	N/A	✓	N/
5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation	N/A	✓	N/	* Connections of live conductors adequately enclosed	N/A	✓	N/
5.6 Coordination between conductors and overload protective devices	N/A	✓	N/	* Adequately connected at point of entry to enclosure (glands, bushes etc.)	N/A	✓	N/
5.7 Adequacy of protective devices: type and rated current for fault protection	N/A	✓	N/	5.18 Condition of accessories including socket-outlets, switches and joint boxes	N/A	✓	N/
5.8 Presence and adequacy of circuit protective conductors	N/A	✓	N/	5.19 Suitability of accessories for external influences	N/A	✓	N/
5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences	N/A	✓	N/	6.0 ISOLATION AND SWITCHING (ISOLATION, SWITCHING OFF FOR MECHANICAL MAINTENANCE, EMERGENCY SWITCHING/STOPPING AND FUNCTIONAL SWITCHING)			
5.10 Concealed cables installed in prescribed zones (see Extent and Limitations)	N/A	✓	N/	6.1 In General			
5.11 Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Extent and Limitations)	N/A	N/A	N/	* presence and condition of appropriate devices	N/A	✓	N/
5.12 Provision of additional protection by RCD not exceeding 30mA:				* correct operation verified	N/A	✓	N/
* For all socket outlets of rating 20A or less provided for use by ordinary persons unless an exception is permitted	N/A	✓	N/	6.2 For isolation and switching for mechanical maintenance only			
* For supply to mobile equipment not exceeding 32A rating for use outdoors	N/A	N/A	N/	* capable of being secured in the OFF position where appropriate	N/A	N/A	N/
* For cables concealed in walls or partitions	N/A	C3	N/	* acceptable location - state if local or remote from equipment being controlled where appropriate	N/A	N/A	N/
				* clearly identified by position and/or durable marking(s)	N/A	N/A	N/
				Outcomes:			
				'TICK' indicates Acceptable condition	'C1' or 'C2' indicates Unacceptable Condition		
				'C3' indicates Improvement recommended	'N/A' indicates Not Applicable		
				'LIM' indicates Limitation	'N/V' indicates Not Verified		

INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

		Outcome	Further investigation required			Outcome	Further investigation required
6.3 For isolation only		Comments		8.0 LOCATION(S) CONTAINING A BATH OR SHOWER		Comments	
* warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	N/A	✓	N/	8.1 Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA	N/A	C3	N/
6.4 For emergency switching/stopping only				8.2 Where used as a protective measure, requirements for SELV or PELV met	N/A	N/A	N/
* readily accessible for operation where danger might occur	N/A	✓	N/	8.3 Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	N/A	✓	N/
7.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)				8.4 Presence of supplementary bonding conductors, unless not required by BS 7671:2008	N/A	✓	N/
7.1 Condition of equipment in terms of IP rating	N/A	✓	N/	8.5 Low voltage (e.g. 230 volt) socket outlets sited at least 3m from Zone 1	N/A	N/A	N/
7.2 Equipment does not constitute a fire hazard	N/A	✓	N/	8.6 Suitability of equipment for external influences from installed location in terms of IP rating	N/A	N/A	N/
7.3 Enclosure not damaged/deteriorated so as to impair safety	N/A	✓	N/	8.7 Suitability of equipment for installation in a particular zone	N/A	✓	N/
7.4 Suitability for the environment and external influences	N/A	✓	N/	8.8 Suitability of current-using equipment for particular position within the location	N/A	✓	N/
7.5 Security of fixing	N/A	✓	N/	9.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS			
7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire List number and location of luminaires inspected. (Separate page)	N/A	✓	N/	9.1 List all other special installation or locations present, if any. (Record separately the results of particular inspections applied.)			
7.7 Recessed luminaires (downlighters)				N/A	N/A	N/A	N/
* correct type of lamps fitted	N/A	N/A	N/	N/A	N/A	N/A	N/
* installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar	N/A	N/A	N/	N/A	N/A	N/A	N/
* no signs of overheating to surrounding building fabric	N/A	N/A	N/	N/A	N/A	N/A	N/
* no signs of overheating to conductors/ terminations	N/A	N/A	N/	N/A	N/A	N/A	N/
Outcomes:				N/A	N/A	N/A	N/
'TICK' indicates Acceptable condition	'C1' or 'C2' indicates Unacceptable Condition			N/A	N/A	N/A	N/
'C3' indicates Improvement recommended	'N/A' indicates Not Applicable			N/A	N/A	N/A	N/
'LIM' indicates Limitation	'N/V' indicates Not Verified			N/A	N/A	N/A	N/

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2011.

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SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Designation of consumer unit:		Landlords DB						Location:						Hall				Prospective fault current:		0.859 kA		Type of Wiring		O-Other:		N/A		
Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa			Overcurrent protective devices				RCD	Maximum Zs permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance (record lower or lowest value)				Polarity	Maximum measured earth fault loop impedance Zs	RCD Operating times			
					Live mm ²	Cpc mm ²	Max disconnect time permitted by BS7671 s	BS(EN)	Type No	Rating A	Capacity KA			Operating current mA	Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Line/Line M Ω	Line/Neutral M Ω	Line/nEarth M Ω			Neutral/Earth M Ω	At In ms	At 5 In ms	Test button operation
															r1 (Line)	m (Neutral)	r2 (CPC)	R1+R2	R2									
1	Cooker	C	A	1	6	4	0.4	60898	B	32	6	N/A	1.44	N/A	N/A	N/A	0.05	N/A	N/A	> 500	> 500	> 500	✓	0.32	N/A	N/A		
2	Lights & shaver	C	A	5	1.5	1.0	0.4	60898	C	6	10	N/A	3.83	N/A	N/A	N/A	0.28	N/A	N/A	> 500	> 500	> 500	✓	0.55	N/A	N/A		
3	Lights	C	A	4	1.5	1.0	0.4	60898	C	6	10	N/A	3.83	N/A	N/A	N/A	0.19	N/A	N/A	> 500	> 500	> 500	✓	0.46	N/A	N/A		
4	Door Bell	A	A	1.0	1.5	1.0	0.4	60898	C	6	10	N/A	3.83	N/A	N/A	N/A	0.38	N/A	N/A	> 500	> 500	> 500	✓	0.65	N/A	N/A		
5	Smoke & Heat alarms	C	A	2	1.5	1.0	0.4	60898	C	6	10	N/A	3.83	N/A	N/A	N/A	0.21	N/A	N/A	> 500	> 500	> 500	✓	0.48	N/A	N/A		
6	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7	RCD	N/A	N/A	N/A	N/A	N/A	N/A	61008	N/A	63	N/A	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21.6	18.3	✓
8	RCD	N/A	N/A	N/A	N/A	N/A	N/A	61008	N/A	63	N/A	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21.6	18.3	✓
9	RCD	N/A	N/A	N/A	N/A	N/A	N/A	61008	N/A	63	N/A	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21.6	18.3	✓
10	Kitchen Ring	C	A	4	2.5	1.5	0.4	60898	B	32	6	30	1.44	0.20	0.21	0.34	0.70	N/A	N/A	> 500	> 500	> 500	✓	0.97	21.6	18.3	✓	
11	Flat Ring	C	A	8	2.5	1.5	0.4	60898	B	32	6	30	1.44	0.39	0.36	0.63	0.75	N/A	N/A	> 500	> 500	> 500	✓	1.02	21.6	18.3	✓	
12	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
13	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

TEST INSTRUMENTS	Multi-functional:	Megger MFT1710	Insulation resistance:	RGE 169	Continuity:	RGE 169
	Earth electrode resistance:	N/A	Earth fault loop impedance:	RGE 169	RCD:	RGE 169

IWS00002114/105

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

This Report is an important and valuable document which should be retained for future reference. The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section 7). The Report should identify any damage, deterioration, defects and/or condition which may give rise to danger.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with the other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 4 - Extent and Limitations on page 1.

For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a competent person undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 8 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection is due is stated on page 3 under section 10 'Next Inspection', and on a label at or near to the consumer unit / distribution board.

Mr E Daffarn
Flat 134 Grenfell Tower
Lancaster West Estate
London

W11 1TQ

Your Ref:
Our Ref: 01/13/21/24601
Tel Ext: 7429
Date: 09 August 2013

Dear Sir,

Our Customer: Kensington & Chelsea Rbc
Incident Date: 29 May 2013

Zurich Municipal

Farnborough Casualty Claims
PO Box 107
2 Gladiator Way
Farnborough
GU14 6GB

DX: 140850 Farnborough 4

Phone [REDACTED]

<http://www.zurichmunicipal.com>

Direct Phone [REDACTED]

Direct Fax [REDACTED]

Zurich Municipal is a trading name
of Zurich Insurance plc
A public limited company
incorporated in Ireland
Registration No. 13460
Registered Office: Zurich House
Ballsbridge Park, Dublin 4, Ireland
UK branch registered in England
and Wales
Registration No. BR7985
UK Branch Head Office:
The Zurich Centre
3000 Parkway, Whiteley
Fareham, Hampshire PO15 7JZ
Authorised by the Irish Financial
Regulator and subject to limited
regulation by the Financial Services
Authority. Details about the extent
of our regulation by the Financial
Services Authority are available from
us on request

We write with reference to the above claim.

Please note our AMENDED reference in respect of this matter.

We have now completed our enquiries and can confirm that liability is
denied on behalf of our Customer.

Our Customer has complied with their statutory requirements in that
all required electrical inspections had been carried out and therefore
it was not foreseeable that a power surge would occur.

Once our Customer was on notice of the electrical issues, we believe
that they acted promptly and reasonably, working with UK Power Networks
and their contractor's to identify and resolve the same.

In these circumstances and from the information we have seen, we
conclude that our Customer has not been negligent or in breach of any
statutory duty. We are therefore unable to offer compensation on this
occasion.

We appreciate that you will be disappointed with our decision and
whilst we are naturally sympathetic we are unable to deal with your
claim.

We respectfully remind you of your right to seek independent legal
advice.

Please ensure that our full reference, 01/13/21/24601 is quoted in
all communications with us about this matter.

Yours faithfully

Noreen Condon
Claims Handler

Important Notes - How we use your information

This notice is important and should be read by the person making the claim. Please ensure that this notice is brought to their attention. In this notice the words "you", "your" and "yours" refer to the person making the claim.

Who will have access to your data?

The information we obtain about you during the course of handling your claim may be held on computer and passed to other insurers and re-insurers for underwriting and claims purposes. In order to administer your claim, Zurich Insurance plc may share personal information provided to us with other companies within the Zurich Insurance Group and with business partners, including companies inside and outside the European Economic Area. This personal information may include confidential health information and other sensitive personal data, such as criminal convictions data. It may also be disclosed to the person, entity or organisation against which you have made a claim and to their authorised business partners, including brokers. If we do transfer your personal information, we make sure that it is appropriately protected.

We may use your information for underwriting and claims purposes, statistical analysis, management information, market research, audits on the handling of claims, systems integrity testing, and risk management. We will only share your information as described in this notice, or where we are required or allowed to do so by law.

Claims History

Insurers pass information to the Claims and Underwriting Exchange Register, run by Insurance Database Services Ltd (IDSL) and (where appropriate) the Motor Insurance Anti-Fraud and Theft Register, run by the Association of British Insurers (ABI). This helps us check information provided and prevent fraudulent claims. When you tell us about any insurance related incident (such as fire, water damage, theft or an accident) we will pass information relating to it to the relevant database. We and other insurers may search these databases when you apply for insurance, in the event of any incident or claim, or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

Fraud Prevention & Detection

In order to prevent and detect fraud, we may share information about you with other organisations including the Police, conduct searches about you using publicly available databases, check and/or share your details with fraud prevention and detection agencies and undertake credit searches. If false or inaccurate information is provided and

fraud is identified, details will be passed to fraud prevention agencies. Law enforcement agencies may access and use this information. We and other organisations may access and use this information to prevent fraud and money laundering, for example when:

- Checking details on applications for credit and credit related or other facilities
 - Managing credit and credit related accounts or facilities
 - Recovering debt and tracing beneficiaries
 - Checking details on proposal and claims for all types of insurance .
- Checking details of job applicants and employees

Please contact our Claims Handling Team if you want to receive details of the relevant fraud prevention agencies. We and other organisations may access and use from other countries the information recorded by fraud prevention agencies.

Communications may be recorded or monitored to improve our services and for security and regulatory purposes.

Please be aware that both inbound and outbound communication by email may not be secure as messages can be intercepted.

Your consent/information

By making a claim, you consent to the collection and use of your personal information (including sensitive personal data) by us, provided it is used as set out in this notice.

**ROYAL BOROUGH OF KENSINGTON & CHELSEA
Lancaster West Estate Management Board (EMB)
Tenant Claim Form**

This form is designed to collect information from you so your claim can be considered by the Royal Borough of Kensington & Chelsea's Risk Management & Insurance Section or an appointed loss adjuster. It is only for claims for damage to personal belongings or to the interior of your home.

Please ensure you write clearly and the information you give is accurate.

Please complete the form in block capitals using a black ballpoint pen.

Once you have completed the form, please return it to:
**Estate Office, Grenfell Tower, Lancaster West
Estate, London W11 1TQ.**



1. Have you bought your home? Yes No
2. Is your claim solely for damage to your home? e.g. Decorations, plaster, doors etc.
N/A. Yes No
3. Is your claim for damage to property that belongs to you? e.g. Your contents?
Yes No

4. Why are you holding the Council & the EMB responsible for the damage to your belongings?

I believe that the TMO are responsible
Under Section 4, Defective Premises
Act 1972 for the damage to
my electrical goods.

5. What was the date of the incident giving rise to your claim? Late May 2013
6. When did you first advise the EMB of the problem?

Monday 13th May 2013
by email

7. To whom did you report the problem? Sibhan Rumble (TMO)
9. What did the EMB do when you reported the problem?

In my opinion the TMO
 Reported slowly so that other
 electrical goods were destroyed and
 our health and safety put in
 jeopardy through fire risk.
 Decisive action was only taken after
 problems escalated on 29th May.

10. Please complete the following box, giving details of what you are claiming for.
 If you have any original receipts, please attach these to this form.

**RETAIN DAMAGED ITEMS FOR INSPECTION IF POSSIBLE AS THIS WILL HELP
 SPEED UP THE PROCESSING OF YOUR CLAIM.**

Damaged Item	Original Purchase Price	Date item bought	Replacement Cost (please attach an estimate from retailer for replacement item)
Bosch Washing Machine			£475.
Audio Speakers for Computer.			£ 55
Panasonic Phone system			£ 35
Cost of plumber to install washing machine			£ 50

TOTAL AMOUNT CLAIMED

£615.

11. Can any of the damaged items be professionally cleaned?

Yes

No

If Yes, please attach an estimate or receipt from the cleaning company.

12. Do you have your own Contents Insurance?

Yes

No

If yes, we would always recommend that you approach your own Insurer in the first instance, as they may replace the items on a 'new for old' basis.

Title: Mr Initial: E Surname: DAFFARW

Address: 134 GRENFELL TOWER

Postcode: W11 1TA Phone: 

I certify all the information I have given about this claim is correct to the best of my knowledge,

Signature: E. Daffarw

Date: 11/7/13

Policy and Partnerships Unit

Kensington Town Hall, Hornton Street, Kensington, LONDON, W8 7NX

Director of Strategy and Service Improvement

Mr A.J. Redpath



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

Cllr Judith Blakeman
Room 253
The Town Hall
Hornton Street
London
W8 7NX

Date: 17 July 2013

My reference: AG/petition

Please ask for: Asha Gupta

Dear Cllr Blakeman,

I wish to acknowledge your petition of 94 signatories in relation to Grenfell Tower power surge and the delay in commencing the Grenfell Tower regeneration project. The Petition has been referred to:

Laura Johnson
Director of Housing
Kensington Town Hall
Hornton Street
London
W8 7NX

Tel: [REDACTED]

Email: Laura.Johnson@rbkc.gov.uk

All responses to petitions will be sent within six weeks of the petition being acknowledged unless there is a good reason why this cannot or should not be done, in which case the Executive Director will send a letter to you explaining the reason for a delayed response (e.g. the need for further consultation etc.)

Yours sincerely,

Asha Gupta
Principal Governance Administrator

Direct Line: [REDACTED]

Fax:

Email: Asha.Gupta@rbkc.gov.uk

Web: www.rbkc.gov.uk