

THE GRENFELL TOWER INQUIRY

EXHIBIT TNG/12

This is the Exhibit marked “TNG/12”
referred to in the witness statement
of Tobias Neville Guise

Rydon Maintenance Limited
Rydon House
Forest Row
East Sussex
RH18 5DW

9499-005-Rydon/PF
18th July 2016

For the attention of: Steve Blake

Dear Sirs

RE: PRACTICAL COMPLETION – GRENFELL TOWER - REMAINING ELEMENTS

We would confirm the total completion of the above project as of 18th of July 2016 and would formally request the release of 50% of the retention monies as per the main contract conditions.

Please note that the responsibility for the correct operation of each system and all equipment maintenance regimes, fully in accordance with the manufacturer's requirements, for all the mechanical equipment installed under this contract rests with the development owners, from the above date. This includes also the checking of all water supplies as deemed necessary under current health guide lines for the prevention of legionnaires disease together with ensuring the correct water quality within all heating and chilled water systems.

We would confirm the defects liability period as follows:

12 months defects liability period commences on –

- 21st September 2015 and ends at Midnight on the 20th September 2016 – New Boiler System
- 19th December 2015 and ends at Midnight on the 18th December 2016 – Existing Apartments
- 18th July 2016 and ends at Midnight on the 17th July 2017 – Remaining Elements

Note it is a mandatory requirement of the contract that correct maintenance and system operation is carried out. Failure to do so will render equipment warranties null and void and any rectification works chargeable. In the event of conflict full maintenance records will be required.

We would remind you that you should now arrange the maintenance programme throughout the defect period for this contract as per the recommendations in the operating and maintenance manuals in order to prevent any chargeable call outs. Please note that the operating and maintenance manuals provided by ourselves are not fully comprehensive and are only recommendations. Advice should be sought from the prospective maintenance supplier on exact requirements based on their experience of similar schemes.

We would request that you inform us once this has been agreed so that we may liaise with your selected maintenance company should particular defects arise that would require us to inspect their maintenance records.

The procedure for notification of defects is detailed overleaf.

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Yours faithfully

JS WRIGHT & CO LIMITED



Paul Featherston
Regional Director London & South East

C.c. Toby Guise/Sandra Holmes/Aftercare - JSW