

SITE INSPECTION REPORT



PROJECT:	Grenfell Tower	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, London W111TQ	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydon	REPORT NO:	5
INSPECTOR:	Jon White and Tony Batty	INSPECTION DATE:	11 March 2015

WEATHER CONDITIONS	Fine
Enter Temp (if <5 or >30degC):	N/A

RESOURCES				Labour (approx. quantity):	36
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	3	Plumbers	3	Electrician	2
Scaffolders	3	Bricklayers	0	Carpenters	1
Labourer	1	Hoist Operator	0	Painters	0
Cladding Fixer	6	Plumbers	9	Trainee Site Manager	1
Project Manager	0	RLO	1	Diamond drillers	2
Gate man	1	Steel Erectors	0	Dryliners	0
Demolition	3				

Comments:	N/A				
Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Fork Lift	0	Skip(s)	2	Site Hut	4
Containers	4	Mast climbers	6		
Comments:	N/A				

EXECUTIVE SUMMARY:

Note:

Internal works have started on the 3rd March. At present no problems, apart from some residents refusing to have the work done. Rydon's are informing KCTMO daily on this. I believe KCTMO will be writing to the residents to help gain access.
 New finishing date is the 23rd of October 2015.
 Window were due to start last week, but they have not started yet. Some windows have been delivered and Rydon's confirmed they will start hopefully tomorrow (12th March 2015). Rydon's confirmed the delay was caused by the change in the window catches being installed now before delivery, now the windows are fitted without the glass, to make them lighter to fix.
 The lobby smoke detectors, the dry riser problem and smoke extract problem is being resolved by all parties.

PERFORMANCE INDICATORS:

Key Performance Indicator:	Score (1-10)
Workmanship	7
Quality	7
Health & Safety	7

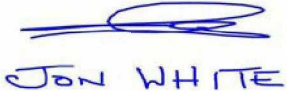
Assessment Bands:

1 - 3 Consistently poor standards of quality/ workmanship recorded requiring immediate remedial actions and improvement measures.

4 - 6 Demonstrating inconsistency in achieving/meeting the required quality standards. Inconsistencies in performance evident. Responsive rather than pro-active approach to quality issues evident.

7 - 9 Satisfactory/above satisfactory performance being consistently attained, evidence of a reducing number of quality issues/concerns identified. Pro-active approach to the identification and resolution of defects/quality issues.

10 No defects/quality issues identified by Clerk of Works.

WORKS COMPLETED:	
Note:	
All area's are being worked on.	
WORKS IN PROGRESS:	
Note:	
East, North & West elevations all the window brackets and mullions brackets have been finished. The South elevation has yet to start, as the climber has not been erected yet. Walkway +1 90% electrical with mechanical 1st fix completed 90%. (No change from last week. Boxing club about 75% electrical, with mechanical very little has started. Lift lobbies mechanical pipework complete up to each flat. Three units pipework has started inside the flats, and another 13 units electrical works has been done. Demolition has now been complete to the lift shaft and the external concrete staircase, and everywhere.	
GENERAL:	
Note:	
Rydon has confirmed that the new windows should start on Monday the 2nd March 2015. Rydons units have targeted the M&E works approx. 4 per week, and Electrical 10 per week. Rydons have had 8 units refused, and KCTMO have been regularly up dated. At present Rydons have had no units cancelled. Rydons have 3 HIU units have been fitted by end of play today. Rydons confirmed that 13 Units have had Electrical power supply to HIU done. Electrical certificates to follow.	
PROGRAMME IMPLICATIONS:	
Note:	
Rydon have issued a new contract programme, with a new finishing date of 23 October 2015. As requested in the site meeting between JRP and Rydon's. JRP are awaiting details of the excel spread sheet on the internal programme .	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
Note:	
Last building control site visit was Tuesday 17th February, with no issues. At the last site meeting between Rydon's site staff, Jon White and Tony Batty, that notice is to be given, (between 2&3 days), regarding covering up work to partitions and ceilings. Jon White & Tony Batty to sign off all works before they are covered.	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
Note:	
Rydon has reported that no reportable accidents have been reported this month. Now we are working inside the occupied flats, Rydon's to make sure each flat is cleaned up after the workers leave at the end of the day or whenever they are finished.	
QUERIES / INFORMATION REQUIRED (DATE):	
Note:	
None at present	
SIGNATURE OF INSPECTOR:	

IMAGES



Ground floor entrance walls being demolished



South Elevation climbing mast only erected a couple of floors.



Flat 191, new pipes fitted behind WC.



Flat 191, new pipes fitted behind whb.

IMAGES



Flat 191, new pipes fitted above the FED, plaster to be made good and painted.



19th Floor riser pipes, to be fires sealed at a later stage.



Flat 191, new HIU heating unit has been fitted, and 1st fix pipework has also been fitted, to be connected at a later date.



Flat 171, new HIU being fitted, protection to floor has been fitted.



Daily Hazard board situated in the site office to be kept up to date. (this is currently dated as shown on Friday 27th February).



Flat 171, new pipes being fitted behind WC.



11. External South Elevation, showing climbing mast up to walkway +1 level



Flat 171, new pipes holes above the FED need to be fire sealed before being covered up.



Flat 176, new pipes fitted the excessive flux is to be cleaned off.



Rydons have got a wall board diary with up to date access for all works to each flat, situated in the site office.

IMAGES



Flat 176, new pipes fitted have been fitted, and misaligned, and could cause future leaks.



Flat 176, new access panel had had to be cut out of the existing kitchen side panel, make good when refitting.



Flat 176, protection needs to cover ALL the floor, not just some.



Boxing club, electrical first fix now has started.



Boxing club, any existing old pipe work that has been cut off, the fire inter gritty to be maintained, if in a fire wall, pipes to be removed and fire stopped.



Demolition to external staircase and lift shaft has now been completed.