SITE INSPECTION REPORT

john rowan and partners

PROJECT:	Grenfell Tower	**REFERENCE:**	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, London W111TQ	**CLIENT:**	KCTMO
MAIN CONTRACTOR:	Rydon	**REPORT NO:**	7
INSPECTOR:	Jon White and Tony Batty	**INSPECTION DATE:**	01 April 2015

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

RESOURCES				Labour (approx. quantity):	40
Trades on site:	**No:**	**Trades on site:**	**No:**	**Trades on site:**	**No:**
Site Manager	2	Plumbers	9	Electrician	2
Scaffolders	2	Bricklayers	0	Carpenters	1
Labourer	2	Hoist Operator	0	Painters	0
Cladding Fixer	6	Plumbers	9	Trainee Site Manager	1
Project Manager	0	RLO	2	Diamond drillers	0
Gate man	1	Steel Erectors	2	Dryliners	1
Demolition	0	Lifting contractor	0		
Comments:	N/A				
Plant on site:	**No:**	**Plant on site:**	**No:**	**Plant on site:**	**No:**
Fork Lift	0	Skip(s)	1	Site Hut	4
Containers	5	Mast climbers	6	Lifting beam	1
Lifting hoist	3				
Comments:	N/A				

EXECUTIVE SUMMARY:

Note:

Rydon say they are behind programme, but the site staff present when we visited site, could not say by how much they are.
Boilers have been dropped into position, and the ground floor slabs reinstated.
Widows and cladding are progressing, well.
No external works have taken place on the South elevation except the mast climber has been erected at low level about three weeks ago.
Rydon's are falling behind on the internal installations, with 8 per week programmed, but only achieving 5 per week.
Windows started on the 12th March 2015.
It really needs a meeting for all parties to get together and find solutions on how the internal works can catch up, with a recovery programme to be drawn up by Rydons.

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.

MAX00002120/1

WORKS COMPLETED:
Note:
All area's are being worked on.
WORKS IN PROGRESS:
Note:
East and North & West elevations all the window brackets and mullions brackets have been finished. The South elevation has yet to start, the climber has been erected over three weeks ago. South elevation the birdcage scaffolding has been erected for the structural works which has now started. Walkway +1 90% electrical! with mechanical 1st fix completed 90%, has not really changed. Boxing club about 75% electrical, with mechanical very little has started. Lift lobbies mechanical pipework complete up to each flat. 18 units pipework and HIU's has been completed inside the flats, and another 22 units electrical works has been done. Demolition has now been complete to the lift shaft and the external concrete staircase, and everywhere. Mezzanine curtain walling has started to all low level floors. Steels are are progressing on the mezzanine (70%), and walkway + 1(100%), and walkway not started yet. Composite deck to start soon.
GENERAL:
Note:
Rydons are behind programme. They have completed 18 HIU units, and the internal electric installations, approximately 40 have been done, ready for the HIU to be fitted. Unfortunately some of the units that have had the electrics fitted, and some of the boards on the walls fitted, but the residents are now refusing the fitting of the HIU units. At present Rydons have had no residents cancel any installation, just refuse. Internal Electrical certificates need to be issued.
PROGRAMME IMPLICATIONS:
Note:
Rydon contract programme, has the finishing date of 23 October 2015. Rydons need to confirm where they are on the programme. JRP, are still awaiting details of the excel spread sheet on the internal programme, to be given by Rydons. Now to finish on time 8 needs to be fitted each week. At present one per day is being achieved, through various refusals and no access. KCTMO are being kept up to date on a weekly on a spread sheet, from Rydons. There appears to be some debate about the position of the pipes and HIU, and what has confused the issue the residents have been informed on the newsletter, that Rydons will try to accommodate your requirements where possible. Rydons confirmed that there is NO debate, and they are all being positioned in the same place. This is causing some problems, and confusing the residents.
REVIEW SITE INSPECTION LOG: BUILDING CONTROL
Note:
Last building control site visit was Thursday 26th March, with no issues. Tony Batty has inspected the first partitions that can be covered up on Wednesday 25th March, and have been signed off.
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):
Note:
Rydon has reported that no reportable accidents have been reported this month.
QUERIES / INFORMATION REQUIRED (DATE):
Note:
None at present

SIGNATURE OF INSPECTOR:	JON WHITE

IMAGES

Wall way +1 all partitions have been signed off for the top board to be fitted. At present some insulation has been fitted but no top boards have been fitted yet.

South Elevation still climbing mast only erected a couple of floors, (no change from 3 weeks ago)

South Elevation birdcage scaffold and the steels has started on walk way + 1. The rest to start tomorrow .

Flat 162, new spur fitted for future extract fan.

IMAGES

Flat 162 mechanical internal installation in progress, HIU being installed, hall protection installed.

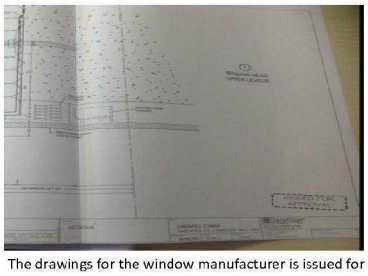
Flat 162, high level 90deg bends now being fitted.

Flat 162, pipe sleeves fitted through wall above FED, to be fire stopped.

Flat 162 new pipes fitted in WC

Flat 162 new pipes installed to the underside of the kitchen sink.

Flat 162, new spur for the HIU fitted.



The drawings for the window manufacturer is issued for approval (C1059-300 rev B).
The drawing register, is in being updated to show all the drawings that are issued for Construction.

East Elevation Mezzanine widows have now started.

North Elevation average 10 floors have windows on half the elevation installed

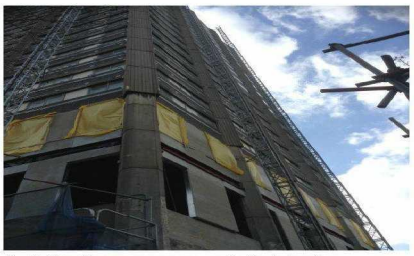
West Elevation windows have now started and three floors have began.

East Elevation 13 floors of windows started.

The specification calls for each bathroom ventilation grille and internal duct to be replaced. This at present is not being done.

IMAGES

The Basement ceiling slabs have been reinstated, and the new three boilers and heat exchange plant have been positioned in the basement ready for installation.



North Elevation same progress as the East elevation

On all the elevations all the curtain walling has been fitted ready to receive the external cladding and windows.

East elevation showing all window and cladding brackets now fitted.