

# SITE INSPECTION REPORT



<b>PROJECT:</b>	Grenfell Tower	<b>REFERENCE:</b>	7654
<b>SITE ADDRESS:</b>	Grenfell Tower, Grenfell Road, London W111TQ	<b>CLIENT:</b>	KCTMO
<b>MAIN CONTRACTOR:</b>	Rydon	<b>REPORT NO:</b>	11
<b>INSPECTOR:</b>	Jon White	<b>INSPECTION DATE:</b>	12 May 2015

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

<b>RESOURCES</b>				Labour (approx. quantity):	37
<b>Trades on site:</b>	<b>No:</b>	<b>Trades on site:</b>	<b>No:</b>	<b>Trades on site:</b>	<b>No:</b>
Site Manager	3	Plumbers	11	Electrician	1
Scaffolders	3	Bricklayers	0	Carpenters	0
Labourer	2	Hoist Operator	0	Painters	0
Cladding Fixer	7	Lift Operators	4	Trainee Site Manager	1
Project Manager	0	RLO	1	Diamond drillers	0
Gate man	1	Steel Erectors	0	Dryliners	0
Demolition	0	Lifting contractor	0	Diamond drillers	3

**Comments:** N/A

<b>Plant on site:</b>	<b>No:</b>	<b>Plant on site:</b>	<b>No:</b>	<b>Plant on site:</b>	<b>No:</b>
Fork Lift	0	Skip(s)	1	Site Hut	4
Containers	5	Mast climbers	8	Lifting beam	0
Lifting hoist	3				


**Comments:** N/A

## EXECUTIVE SUMMARY:

### Note:

Rydon site staff could not confirm if they are still 5 weeks behind on the programme, but they will advise at the site meeting next week. A marked up programme showing current progress on the site office wall would be useful to all parties. The internal HIU's are progressing, and as the heating was due to be switched off, on May 1st 2015. This has not happened and the heating is still on. KCTMO to inform all parties when it will be switched off. When this does happen the heating second fix can also proceed at the same time, and time could be caught up. M&E works to the newly installed boilers works are proceeding well, in the basement. The North West and East external elevations widows frames and cladding are approximately 70% complete, but only two flats of new glass has been fitted. Rydon's to start finishing off the windows from top down on these elevation starting from next week. No brackets, or frames, windows has started yet, on the South elevation. Rydon's are behind on the internal installations, with only 54 HIU fitted up to Friday 15th May 2015. So they still have a lot to do. The number of NO ACCESS and refusals are has improved, and is currently 31. The delay to the internal works, need to be reviewed and a meeting needs to be set up, for all parties to get together and find solutions on how the works can catch up, with a recovery programme to be drawn up by Rydon's. The internal lift works are behind, and are due to be handed over to KCTMO on Wednesday 20th May 2015.



<b>QUERIES / INFORMATION REQUIRED (DATE):</b>	
<b>Note:</b>	
<p>The plumbing contractor has said they are awaiting confirmation on the radiators they have put forward to be used?</p> <p>The cladding contractor is awaiting the cladding details for the concrete parapet roof beam details which has yet to be agreed?</p> <p>This design must include for future maintenance that may require the use of abseiling techniques.</p> <p>Previous queries issued on Tony. Batty report no 8 has yet to be answered. They include M &amp; E start dates to be put on the programme, services to be sleeved or not?</p> <p>It was noted that the new window installation includes trickle vents. These are difficult to reach. Can Rydons put a proposal to install some simple pulley system or even provide a opening rod, as to minimise condensation problems in the winter?</p>	
<b>SIGNATURE OF INSPECTOR:</b>	

IMAGES



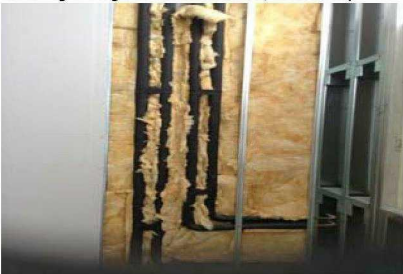
The internal existing ply panels are Rydons to decorate any of these if the residents have not done so. KCTMO to instruct.



South Elevation one side of the climbing mast has been erected and ready to use, the other side has been fitted, but yet to be ready for use.  
Cladding setting out starts tomorrow, followed by



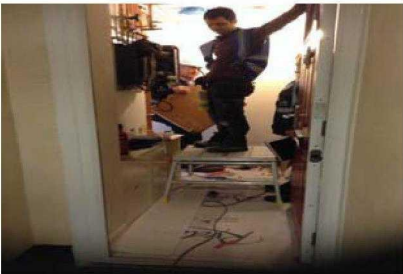
South Elevation birdcage scaffold and the concrete slab has now been poured. No progress from two weeks ago apart from the installation of the right hand climber.



Walkway +1 pipes insulated and partition insulated before top layer of plasterboard installed.



The DPC needs to be finished when the external hoist brackets are removed, the C of Works requires this to be inspected.



Flat 91 mechanical internal installation HIU has being installed.



Query the new trickle vent appear not to have any pulley system or even a rod to open the vent, as the vent cannot be reached by a short person. Theses trickle vents needs to be opened in the winder to minimise condensation.  
Rydon to confirm.



Internal lifts are to finished next week.



## IMAGES



Flat 145, pilot flat, internal glazing has been agreed. Rydon to start next week installing internal glazing from top down after external cladding has been done.



The new large radiators appear to be difficult to get up to each floors, i.e. how has Rydon designed these with the lifting these into place? Rydon's say the large radiator has yet to be agreed? Please advise.



The external cladding and windows will ALL need to be inspected, checking the frames, mastic, and the works around.



The cladding parapet detail has yet to be agreed with all parties. This could affect the programme?



In the Basement plant room, the new three boilers and heat exchange plant are being installed, scaffolding for the new boiler flues to start tomorrow.



Flat 91 bath pipe work being fitted, and protection has been installed.



The insulation is being installed on the external cladding.



West Elevation window have now started with 15 floors frames down on 2 sides and on the left side outside elevations, 13 floors down.



The basement back propping to the West elevation scaffolding has been installed.



North Elevation the window frames have come down all the way to 20 floors down from the top. Podium floors to do.

## IMAGES



Basement back propping has been carried out for the South elevation climber.



East elevation showing on average 15 floors of windows frames been fitted from the roof down.