

# 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>	16
<b>INSPECTOR:</b>	Jon White	<b>INSPECTION DATE:</b>	02 July 2015

<b>WEATHER CONDITIONS</b>	Overcast
Enter Temp (if <5 or >30degC):	31

<b>RESOURCES</b>				Labour (approx. quantity):	43
<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	2	Plumbers	8	Electrician	2
Scaffolders	3	Bricklayers	0	Carpenters	3
Plasterers	2	Labourer	2	Hoist Operator	0
Painters	0	Cladding Fixer	6	Lift Operators	0
Duck Work Fitters	0	Trainee Site Manager	0	Project Manager	1
RLO	2	Window trimmers	5	Gate man	1
Flue engineers	0	Dryliners	2	Diamond drillers	2
Lifting contractor	0	Ventilation cleaners	2		

<b>Comments:</b>	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	6	Mast climbers	8	Lifting beam	0
Lifting hoist	3	Screed pump	1		
<b>Comments:</b>	N/A				

## EXECUTIVE SUMMARY:

### Note:

Rydon still say they are 12 weeks behind on the contract programme, but now on programme, on the recovery programme. Rydon's say they still aim to finish on the 23rd October 2015.

M&E works to the newly installed boilers works have nearly finished, and hope to switchover in the next week now.

Rydon's are progressing with the tendered detail of the top roof new cladding details, and panels are being procured. KCTMO to confirm to all parties if this will change, due to CDM comments.

Rydon's are behind on the internal installations, with 74 (2 up from last week), HIU's fitted up to Thursday 2nd July 2015.

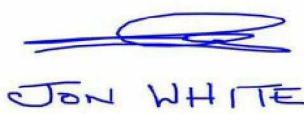
So they still have a lot to do. The number of NO ACCESS and refusals are has changed a bit, with another 6 now have given access. Therefore total NO ACCESS is now to 25.

I believe a cut off date for residents to agree to have all the work done, has been agreed. KCTMO to confirm.



PERFORMANCE INDICATORS:	
Key Performance Indicator:	Score (1-10)
Workmanship	7
Quality	7
Health & Safety	4
<p><i>Assessment Bands:</i></p> <p>1- 3 Consistently poor standards of quality/ workmanship recorded requiring immediate remedial actions and improvement measures.</p> <p>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.</p> <p>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.</p> <p>10 No defects/quality issues identified by Clerk of Works.</p>	
WORKS COMPLETED:	
<p><b>Note:</b></p> <p>The internal lift works have been handed over to KCTMO on Wednesday 20th May 2015.</p> <p>All area's are being worked on.</p> <p>27 number flats, the internal windows will have been fitted, by the end of play tomorrow.</p> <p>94, Flat's have had their extract ducts cleaned with another 6 booked in.</p>	
WORKS IN PROGRESS:	
<p><b>Note:</b></p> <p>East and North &amp; West external elevations are approximately 75% complete. Internal glazing and removing of the old window windows, and frame has now started with 27 flats completed, but not signed off.</p> <p>Walkway +1 electrical &amp; mechanical 1st fix 100%, and plastering 25%, except Flat D (South East corner) which has not yet started. M&amp;E 2nd fix to start next week. Kitchen installation has just started.</p> <p>Walkway electrical 1st fix has started, and steel beams have been installed. The flat E, no work has started yet. Screeding to start tomorrow in the boxing club.</p> <p>Mezzanine 1st side of partitions and ready for the 1st fix M&amp;E. Screeding again to start tomorrow. Mechanical 1st fix has been done.</p> <p>The North West and East external elevations widows frames is approximately 90% complete, the infill panels have started, but the corner panels have yet to start apart from the pilot panels fitted a couple of weeks ago. South elevation, nearly 70% of the cladding brackets have been fitted. No column brackets or cladding has yet been fitted.</p> <p>In 74 flats, the pipework and HIU's has been completed (no change from last week). Still approximately 81 electrical pre HIU work. By end of today 27 no. flats will be finished with fixing the radiators.</p> <p>No access flats at present total 25, which includes refusals. (A further 6 improved from last week).</p> <p>Walkway level internal curtain walling has been fitted and glass installed apart from the South elevation.</p> <p>M&amp;E progressing well in the basement, boilers and 1st fix in progress, although this is some 17 weeks behind programme.</p> <p>Boilers have not been connected yet, but hope to be next week.</p>	
GENERAL:	
<p><b>Note:</b></p> <p>The gas supply to the new boilers to be connected very soon (See photograph).</p> <p>Rydons have really made an effort to minimise the use of the lifts during school times, this needs to be kept up, the residents have said this is working better.</p>	
PROGRAMME IMPLICATIONS:	
<p><b>Note:</b></p> <p>The main problem with the ongoing works has been identified as the statutory authorities connect of the power. Nine new connections are required, together with individual meters etc. Rydons must get the orders out, the details agreed and payment to these companies as URGENTLY as possible to minimise any delays. Rydons to report to all parties regularly on the progress of this.</p> <p>The contract programme has the finishing date of 23 October 2015. Rydons said they were now 12 weeks behind programm; a recovery programme has been issued at the last site meeting. The programme shows catching up lost time with no change to the contract finishing date.</p> <p>This programme is extremely tight.</p> <p>A cut off date for the no access problems is to be agreed by all parties very soon. These properties will be removed out from of the contract.</p> <p>The South elevation external windows and cladding is a long way behind the other elevations.</p>	
<p><b>Note:</b></p> <p>Last building control site visit was the same as before Friday 15th May 2015.</p> <p>J. White will start inspecting the cladding externally and Rydons to give one weeks notice. The internal window works have started.</p> <p>Tony Batty, C of W continues to monitor the M&amp;E installation.</p>	



<b>RISK ITEMS (E.G. HEALTH &amp; SAFETY, ETC.):</b>	
<b>Note:</b>	
<p>Today still two teams of plumbers were working in the lift lobby with NO barrier fitted (Photo enclosed). Rydons to action URGENTLY. Generally the site needs a good clean up. This resulted in the Health and Safety marking being so low.</p> <p>Rydon has reported that no reportable accidents have been reported this month.</p> <p>No visits from HSE.</p> <p>Rydons to improve and make sure barriers are installed where all internal lobby works are in progress, this has not happened.</p>	
<b>QUERIES / INFORMATION REQUIRED (DATE):</b>	
<b>Note:</b>	
<p>It was noted that the new window installation includes trickle vents. These are difficult to reach. Rydons to forward costs to install a pulley, or a system to open and close these as soon as possible.</p> <p>The high level windows to Walkway + 1, can Rydons confirm how the windows can be opened (see photograph).</p> <p>The new kitchen extract fan rattled, very noisily. Could Rydons comment on this please and see if a wind free fan could be used?</p>	
<b>SIGNATURE OF INSPECTOR:</b>	 JON WHITE

IMAGES



Walkway +1 kitchens have started, in Flat B, without the screed being made good around the perimeter floor screed. Do not fx before the hole is screeded.



South Elevation 70% of the brackets have been fitted.  
Window frames to start in Approximately 1 weeks time.



Rydons to ensure temporary screens are installed in the lift lobbies ALL the time. Please action urgently.



This is a picture of the lift lobby ceiling grid looking up.  
Can Rydons confirm the the 5 valves showing, will have access panels to maintain/ enable the valves to be used?  
This detail is the same for EVERY flat.



Walkway and Mezzanine windows not yet installed.



Walkway +1 can Rydons explain how the top windows are to be opened and closed, especially over the kitchen work tops.



## IMAGES



The query the new trickle vent appear not to have any pulley system or even a rod to open the vent. Rydon still to give a cost for this.



Walkway + 1, before the architraves are fitted, I want to see the fire protection around the lobby door frames.



Walkway +1 kitchens have started, Flat B, make sure the waste pipe in the floor, is made good properly before the work top is fixed.



Flat 145 pilot the kitchen window and fan has been fitted. Noticed the fan draft shutters are quite noisy, can this be improved? Rydon's to comment please.



Walkway + 1 kitchen units have started to be fitted yesterday.



Walkway + 1, all of the windows and frames have been installed, including the South Elevation, which we're finish last week



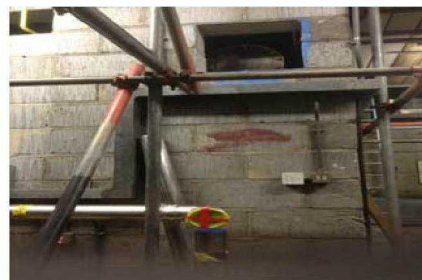
In the basement the gas supply pipes have been connected ready for the switch over.



West Elevation window have now started with all the elevation 20 floors down with the window frames, and walkway +1, still no infill panels or columns yet started.



Rydon's to confirm that the old heating pipes, are cut off and made good, or have KCMO accepted this detail?



In the basement the gas supply final connection to now be connected next week, ready for the switch over.



## IMAGES



A total of approximately 96 no off existing bathroom and WC ventilation ducts have been cleaned and new cover has been fitted.



The ground floor level, no partitions and no M&E has progressed yet.



North Elevation the window frames have come down all the way to 20 floors down from the top. Bottom brackets have now started to be fitted, and gazing to the walkway



East Elevation the window frames have come down all the way to 20 floors down from the top. Bottom brackets have now started to be fitted, and gazing to the walkway + 1 level has also been finished. No infill panels have started.