

SITE INSPECTION REPORT



PROJECT:	Grenfell Tower	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, London W111TQ	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydon	REPORT NO:	18
INSPECTOR:	Jon White	INSPECTION DATE:	07 August 2015

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

RESOURCES				Labour (approx. quantity):	46
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	1	Plumbers	16	Electrician	4
Scaffolders	0	Bricklayers	0	Carpenters	1
Plasterers	1	Labourer	3	Hoist Operator	4
Painters	0	Cladding Fixer	7	Lift Operators	0
Duck Work Fitters	0	Trainee Site Manager	1	Project Manager	0
RLO	1	Window trimmers	4	Gate man	1
Flue engineers	0	Dryliners	2	Diamond drillers	0
Ventilation cleaners	0				

Comments:	<p>Labour numbers could be down again due to holiday period?</p> <p>Rydons have now changed two of the site managers. At present one has been replaced and one will be shortly, with the contract manager now 100% full time. Contracts manager and site manager on holiday this week.</p> <p>The external cladding is very behind. Expect an increase in cladding labour, soon to catch up.</p>
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Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Fork Lift	0	Skip(s)	2	Site Hut	4
Containers	6	Mast climbers	8	Lifting beam	0
Lifting hoist	3	Screed pump	0		

Comments:	<p>With still only 7 external cladding fixers, we appear to still be losing time on the external facade. Only 3 out of the 8 mast climbers were in use today. With one mast climber being adjusted and repositioned on the East elevation. So much to do in very little time.</p>
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EXECUTIVE SUMMARY:	
Note:	
<p>Rydon are still losing time on their recovery programme.</p> <p>The external cladding has had very little progress in the last week; with 4 mast climbers not working today, there seems very little chance of accelerating. I estimate they will not be finished until the end of November.</p> <p>The average internally is approximately 4 weeks behind and 6 weeks on the external cladding with the boilers 5 weeks behind. Rydons say they still aim to finish on the 23rd October 2015 but at this will not be achieved.</p> <p>The new boilers works have been finished and now gas switch over has been done. The control panels are fitted and the temporary boiler fans will be fitted soon, so the boilers can be fully operational.</p> <p>The strike date to start removing the climbers of w/c 31st August after the cladding has been finished, looks like end of November.</p> <p>The internal installations with the new lower level flats, and internal existing flat upgrades, are also slipping further behind.</p> <p>With 82 HIU's fitted up to Thursday 6th August 2015.</p> <p>Rydons have confirmed that the number of NO ACCESS with no appointment or contact is now just 3. So out of these that have been contacted and needs work, Rydons to confirm when they plan to programme the works to be done.</p>	
PERFORMANCE INDICATORS:	
Key Performance Indicator:	Score (1-10)
Workmanship	7
Quality	7
Health & Safety	7
Assessment Bands:	
<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:	
Note:	
<p>All area's are being worked on.</p> <p>58 number flats, the internal windows have been fitted but not signed off.</p> <p>105, Flat's have had their extract ducts cleaned with the more due shortly.</p> <p>The 1st fix HIU's, there are 82 completed with 77 flats having the rads fitted and tested.</p>	
WORKS IN PROGRESS:	
Note:	
<p>External Cladding; (note total External cladding panels East/West 300, North/South 240, not including columns)</p> <p>West: All windows fitted down to Walkway. Panels fitted - 96, 20% of column brackets, 1 Col panels, Crown section not started.</p> <p>East: All windows fitted down to Walkway. Panels fitted - 20, 8% of column brackets, no Col panels or Crown section.</p> <p>North: All windows fitted down to Walkway. Panels fitted - 80, 40% of column brackets, no Col panels or Crown section.</p> <p>South: 99% of windows fitted down to Walkway, no panels, or column brackets, or Crown section started.</p> <p>Internal glazing and removing of the old window windows, is well under way, but not signed off.</p> <p>58 internal window and trimming has been done as end of play today.</p> <p>The new works to the lower floors are progressing very slowly.</p> <p>In 82 flats, the pipework and HIU's has been completed, and still 87, electrical pre HIU work. By end of today 77, no flats will be finished with fixing the radiators.</p> <p>Walkway level internal curtain walling has been fitted and glass installed apart from the South elevation.</p> <p>M&E progressing in the basement.</p>	
GENERAL:	
Note:	
<p>The boiler temporary fans (until the permanent fan have been delivered and fitted) will be fitted soon as the control panel has been fitted, which will enable the boiler to be fully functional. The internal works then can be properly tested and commissioned.</p>	
PROGRAMME IMPLICATIONS:	
Note:	
<p>Rydons continue to slip on the recovery programme.</p> <p>The external cladding seems to be going backwards, no panels have been fitted for over a week.</p> <p>Only real external progress is the windows to the South elevation.</p> <p>The contract programme finishing date of 23 October 2015 looks impossible. Rydons need to confirm if they can catch up time and meet the finishing date.</p> <p>The no access problems appear to have come down from 40 to 2, with KCTMO agreeing to move the position of the HIU's, to the kitchen.</p> <p>The external cladding is approximately 6 weeks behind on the recovery programme. The internal works are approximately 4 weeks behind.</p>	

REVIEW SITE INSPECTION LOG: BUILDING CONTROL

Note:

Last building control site visit was the same as before Friday 15th May 2015 Rydons to confirm if a recent visit is due.
J. White will start inspecting the cladding externally and Rydons to give one weeks notice. The internal window works is going well.
Tony Batty, C of W continues to monitor the M&E installation.

RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):

Note:

Rydon has reported that no reportable accidents have been reported this month.
No visits from HSE.

QUERIES / INFORMATION REQUIRED (DATE):


Note:

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.

The high level windows to Walkway + 1, can Rydons confirm how the windows can be opened (see photograph).

With regarding the new kitchen fans Rydons to confirm that the fan design was in line with high winds on a high level tower block and are fit for purpose.

SIGNATURE OF INSPECTOR:


JON WHITE

IMAGES



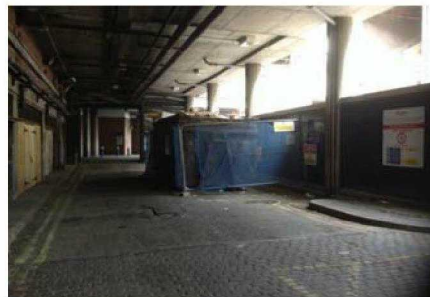
Existing concrete infill above Mezzanine floor has yet to be infilled.



Good news, the South Elevation 99% of the Window frames have now been fitted, but No infill panels, or column brackets have yet started.



The last top window frame to the South elevation has been damaged, and needs to be replace.



Large ski now positioned at the front of the site.



No progress from last week, to the Ground & Mezzanine floor & windows at the South East corner.

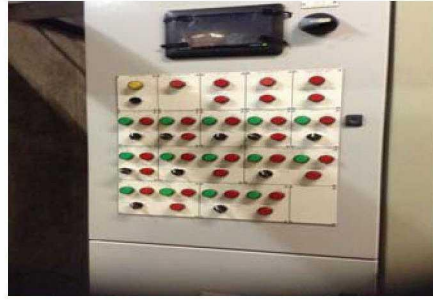


Walkway +1 can Rydons explain how the top windows are to be opened and closed, especially over the kitchen work tops.

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.



New boiler control panel has now been fitted, and commissioned Weds this week.



Ground floor and Mezz floor temporary staircase and hoarding removed, ready for brackets to start soon. Again no progress from last week.



Ground floor level, Nursery has not progressed at all.



Walkway +1, flat D, Existing concrete column is still to be removed, in the South East corner flat.



Walkway +1, all kitchens are nearly complete, except one that has not started, Rads being fitted, painting started, sanitary ware fitted, no real change from last week.



Walkway screed has now been done, partitions and M&E in progress, plastering just started.



West Elevation windows fitted from top down to Walkway. 98 of the 300 infill panels have been fitted (approx 30%), only two more from last week, with still 20% of the column brackets fitted! but only 1 column panel.

IMAGES



New pipework to the basement boiler room, has not been fitted correctly to the drawings. Please look on Tony Batty's report, and Rydons still to report back.



Boilers have been connected to the new gas, but temporary fans to be fitted next week. Permanent fans to be delivered on the 14th August.



A total of 105 on off existing bathroom and WC ventilation ducts have been cleaned and new cover has been fitted. Again no change from last week.



North Elevation the window frames have come down from the top, to Mezz level. Still only 80 out of 240 infill panels have been fitted (approx 40%), no change from last week. 60% of the column brackets, fitted.



Walkway, boxing club, most of the windows are in, and 1st fix M&E has started, changing rooms are tiled, and awaiting 2nd fix. Again very little change.



East Elevation the window done down to Mezzanine level, nearly been finished. Still only 20 out of 300 infill panels (approx 8%), have been fitted. Left hand climber now refitted. No cladding fixed for over a week.