

SITE INSPECTION REPORT



PROJECT:	Grenfell Towers	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, W11	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydons	REPORT NO:	21
INSPECTOR:	Jon White	INSPECTION DATE:	01 October 2015

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

RESOURCES				Labour (approx. quantity):	55
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	3	Painters	4	Cladding Fixer	6
Carpenters	9	Electrician	6	Floor Layers	0
General Manager	0	Duck Work Fitters	0	Labourer	6
Windows Fixers	6	Plumbers	8	Laggers	1
Plasterers	2	Gate men	1	RLO	1
Contracts Manager	1	Assistant site manager	0		

Comments: Still only 6 External cladding fixers on site, need all the climbers loaded out with fixers as they are so behind. To catch up at least two fixers per climber is required, which should be 16 fixers plus.

Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Site Hut	6	Skip(s)	1		

Comments: N/A


EXECUTIVE SUMMARY:

Note:

Rydons issued a new finishing programme on 28th August 2015 with a new finishing handover date of January 2016. With the steelwork contractor and cladding contractor going bust, along with other things, such as shortage of labour and client changes, this has resulted in long delays. The steelwork issues have been resolved, with most of the steelwork now fitted. The external cladding has progressed very slowly and both the delivery of materials and lack of labour on site continue to delay the works. At present it looks like all the cladding will not be finished until at least this Christmas.

Rydons to confirm when the utilities power on, switch overs etc, and meters are to be connected. Rydons to issue where they are on the programme, and when they anticipate finishing.

Extension of time, or delay notices to be provided accordingly by Artelia the project managers, providing Rydons have produced all the information required.

PERFORMANCE INDICATORS:	
Key Performance Indicator:	Score (1-10)
Workmanship	7
Quality	7
Health & Safety	6
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: No flats have been handed over or completed yet.	
WORKS IN PROGRESS:	
Note: All areas being worked on, none have been handed over yet. 83 number HIU's have been fitted. 118 number bathroom ventilation ducts have been cleaned out. 40 Heating change overs have been carried out, by end of play tonight.	
GENERAL:	
Note: Rydons site staff has changed recently, with the contract manager to leave soon. No evidence of a good handover, at this critical stage of the contract.	
PROGRAMME IMPLICATIONS:	
Note: Rydons have issued a new programme on 28th August 2015, and due to issues described in the executive summary, the finishing date appears to be slipping back.	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
Note: MLM building control was due to come in this week, but could not attend. Rydons to inform when he next visits site.	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
Note: Generally the residents lift lobbies need a good clear up, with all the materials and tools put away safely, to prevent any accidents. Rydons H&S inspector last visited site on	
QUERIES / INFORMATION REQUIRED (DATE):	
Note: New riser cupboards to the 23th floor to the 4th floor, Rydons have stated that Max Fordams and building control are to agree the air ventilation, and fire protection to the new lift lobby cupboards. Building inspector requires doors to be fire sealed.	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;"> SIGNATURE OF INSPECTOR: </div> <div style="width: 50%; text-align: center;">  JON WHITE </div> </div>	

IMAGES



Low level cladding still to be finished, although most of the new windows now fitted. Picture taken from NE corner.



New basement extract duct has not been made good or weathered yet.



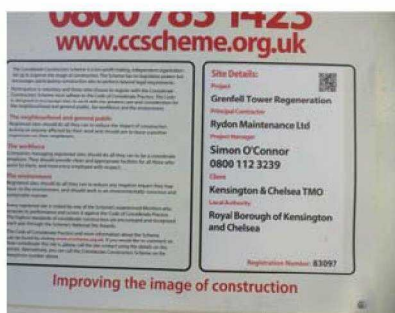
Walkway + 1, M&E 2nd fix progressing well.



In the basement water is still puddling, causing problems with the Rydons workers, caused by existing water tank leaks. KCTMO to fix asp, with their term contractor.



The South East corner the cladding has yet to start.



Harding sign to change the name of the person to contact, as Simon no longer on this contract.



Boxing club has now had its first coat of paint.



Basement intake air ducting to have grille and waffle fitted, and boilers will have to be re-commissioned.

IMAGES



Walkway + 1 - new flats plastering painting and kitchen units progressing well. Flat no 26, nearly finished.



North Elevation - Only 80 panels out of 240 have been fitted. Also 90% of the column brackets have been fitted, and the top canopy is progressing. No mast climber working today, with no operatives.



South Elevation, Only 66 of the panels out of 240 have been fitted. Also approx 50% of the column brackets have been fitted, and the top canopy is now being worked on. Only one mast climber working with 2 operatives today.



The boilers have been commissioned, but will have to be commissioned again when the permanent ventilation fans have been fitted.



East Elevation - Only 60 panels out of 296 have been fitted, with very little progress in the last 7 weeks. Also 90% of the column brackets have been fitted, and the top canopy has started. Only one mast climber working with 2 operatives today.



West Elevation - Only 138 panels out of 296 have been fitted. Also 75% of the column brackets have been fitted, and the top canopy is now being worked on. Only one mast climber working with 2 operatives today.



Ground floor works have not progressed now for several weeks.



The concrete linking slabs have now been poured in the low level South East corner.

IMAGES



The residents left hand lift has been damaged because no protection has been fitted to the left hand panel. Rydons to protect asp.



Heating HIU's not connected to the following flats, or access panels left out with Rydons to confirm if fitted. The flats are Nos.; 16, 26, 31,44,51,52,53,54,66,72,82,85,95,111,114,122,126, 132,133,134,152,155,156,173,174,182,183,185,186 ,192,193,196,202 and 205.



Generally the lift lobbies need a good clean, and all the materials need to be stored away either in each flat or in the lift lobby cupboards.



The AOV structural openings are now being cut out at the lower floors. One position to agree with Structural engineer. This hole is on Walkway +1.