

SITE INSPECTION REPORT



PROJECT:	Grenfell Towers	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, W11	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydons	REPORT NO:	22
INSPECTOR:	Jon White	INSPECTION DATE:	15 October 2015

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

RESOURCES				Labour (approx. quantity):	58
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	3	Painters	5	Cladding Fixer	12
Carpenters	7	Electrician	5	Floor Layers	0
General Manager	0	Duck Work Fitters	0	Labourer	5
Windows Fixers	4	Plumbers	7	Laggers	0
Plasterers	3	Bricklayers	2	Gate men	1
RLO	1	Contracts Manager	1	Assistant site manager	1
Dimond driller	1				

Comments:	A 100% increase from 6 External cladding fixers on site, to 12 has really helped the external cladding. The deliveries of the panels are being delivered to site, at more regular intervals, which will also help.
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Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Site Hut	6	Skip(s)	1		

Comments:	N/A
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EXECUTIVE SUMMARY:

Note:
 Rydons issued a new finishing programme on 28th August 2015 with a new finishing handover date of January 2016. Rydons to confirm at the next site meeting when completion will take place.
 Rydons to confirm when the utilities power on, switch overs etc, and meters are to be connected.
 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	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.

WORKS COMPLETED:

Note:

Two pilot flats have been put forward to be snagged, and have been snagged today with a view to be de- snagged next week together with the other two pilot flats to be snagged.

WORKS IN PROGRESS:

Note:

All areas being worked on, none have been handed over yet.
84 number HIU's have been fitted.
118 number bathroom ventilation ducts have been cleaned out.
67 number Heating change overs have been carried out (by end of play tonight).
119 number windows have now been fitted. Only one left to do.

GENERAL:

Note:

Rydons site staff has changed recently, with the contract manager to leave soon. A smooth handover is critical, at this stage of the job.

PROGRAMME IMPLICATIONS:

Note:

Rydons have issued a new programme on 28th August 2015, and to report next week at the site meeting progress and current finishing date.

REVIEW SITE INSPECTION LOG: BUILDING CONTROL

Note:

MLM building control was last on site on the 8th October, to look at the AOV's.

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

Note:

Generally the residents lift lobbies still 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 Tuesday 13th October.

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.
Rydons to confirm that all the flats on the mezzanine floors have not got any heat detectors?

SIGNATURE OF INSPECTOR:


JON WHITE

IMAGES



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



The new HIU's in the old flats have been installed with a new water mains stop cock positioned above the unit, and possibly difficult to get to for an old person. Has the position been agreed?

IMAGES



Walkway + 1, lift lobby, ceiling has now been plastered, walls in progress.



In the basement water puddling has now got better, hopefully this has now been resolved.



The South East corner the cladding has yet to start.



Harding sign still 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, window boards fitted, and rads installed.



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



Boxing club AOV's are now being installed.



East Elevation - 17 panels out of 296 have to be fitted. 90% of the column brackets have been fitted, with no corner panels fitted yet. The top canopy has nearly finished. No lower floor panels have been fitted. Only one mast climber working with 2 operatives today.

IMAGES



North Elevation - 94 panels out of 240 have been fitted. Also 90% of the column brackets have been fitted, and the top canopy is nearly finished. No column panels or lower floor panels have been fitted yet. Two mast climber working today, with 4 operatives.



West Elevation - 102 panels out of 296 have to be fitted. Also 90% of the column brackets have been fitted, and the top canopy is nearly done. No column panels or lower floor panels have been fitted yet. Two mast climber working with 4 operatives today.



South Elevation - 131 of the panels out of 240 have been fitted. 70% of the column brackets have been fitted, and the top canopy is nearly done. No column panels or lower level panels have yet been fitted. Two mast climbers are working with 4 operatives today.



Ground floor works have not progressed now for several weeks.



The boilers have been commissioned, but will have to be commissioned again when the permanent ventilation fans have been fitted. Labelling of all valves, schematic layouts, and general finishing off to all plant to be done.



Basement boiler panel has yet to be installed fully.



Walkway + 1, progressing well, flat D kitchen has now started, all other flats nearing completion.



Mezzanine floor flats, kitchen and finishing trades progressing well. Query no evidence of the heat detectors being fitted yet in the kitchens.

IMAGES



The last flat on Mezzanine floor, (on the south west corner), structural opening from the lift lobby now formed. No other work yet started.



The AOV structural openings are now being cut out at the lower floors, all locations now agreed, nine openings to be cut out.