

SITE INSPECTION REPORT



PROJECT:	Grenfell Towers	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, W11	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydons	REPORT NO:	24
INSPECTOR:	Jon White	INSPECTION DATE:	12 November 2015

WEATHER CONDITIONS

Overcast

Enter Temp (if <5 or >30degC):

N/A

RESOURCES

Labour (approx. quantity):

65

Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	4	Painters	6	Cladding Fixer	12
Carpenters	8	Electrician	5	Floor Layers	0
General Manager	0	Duck Work Fitters	0	Labourer	5
Windows Fixers	0	Plumbers	12	Laggers	1
Plasterers	1	Bricklayers	0	Scaffolders	3
Gate men	1	RLO	1	Contracts Manager	0
Assistant site manager	1	Dimond driller	2	Asbestos Removal	1

Comments: Still 12 External cladding fixers on site, which is helping push on the external cladding. The deliveries appear to have improved.

Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Site Hut	6	Skip(s)	1	Mast climbers	8
Concrete mixer	1				

Comments: N/A

EXECUTIVE SUMMARY:

Note:

The Rydons new finishing programme issued on 28th August 2015. Rydons to confirm the current progress status. The electric meters will not be connected until the Monday 23rd November when they are being livened up, which is approximately 2-4 weeks behind programme. Extension of time, or delay notices to be provided accordingly by Artelia the project managers, providing Rydons have produced all the information required.

External cladding is still a concern, and firm fixing dates cannot be agreed until all the panels have been delivered. At present all the first top capping panel has been fitted yesterday. The other panels are still to be delivered.

Now that Simon the contracts manager has left Rydons, the replacement Steve Blake appears to only come to site on Tuesdays.

It is in the opinion of both the Clerk of Works and Artelia, that this is still not enough.

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: The pilot flats 124, 136 and 145, have now been snagged by both Tony Batty and myself, and can be signed off. All the relevant paperwork and certificates (electrical certs, window handover sheets etc), have also been completed. Keepmoat have tabled a handover tracker, which is being updated nearly daily. It was agreed that ALL the paperwork to each flat would be available THEN offered up for all the future inspections.	
WORKS IN PROGRESS:	
Note: All areas being worked on, none have been handed over yet. 99 number HIU's have been fitted. 117 number bathroom ventilation ducts have been cleaned out. 97number heating change overs have been carried out, by end of play tonight. All the 120 windows have now been fitted. Rydons hope to have the cladding ready for inspection on the and West by w/c 23rd November, followed by the North a week after.	
GENERAL:	
Note: Rydons contract manager has now left site. His replacement Steve Blake is only currently on site every Tuesday. Rydons have now got another site manager Dave Hughes, who is dealing with all the external works, and other areas. Rydons have scheduled a complete electrical shut down to energise the new lower flats. This date has been arranged for the 19th November, hopefully in the middle of the day for maximin of 3 hours and this is followed by another shut down of half an hour in the afternoon. As Claire Williams is away on holiday, Rydons have confirmed with KCTMO (Siobhan Rumble) and other staff, who have approved the notification letter to the every resident, giving one weeks notice to warn then of the switch off.	
PROGRAMME IMPLICATIONS:	
Note: The cladding is now proceeding well, but still a lot to do. However the mast climbers setting out has affected two columns which has resulted in no access to the left hand panel to one of the columns on the South and one on the East. Rydons are working with London Hoist (the hoist climbing installer), to adapt the access. This affects two panels that are fixed from ground floor to the top floor. This will result in delays to these area. The programmed date for all the cladding to be finished will not be achieved. Rydons anticipate this will be finished by early January 2016. Rydons to confirm this. Although the cladding to the entrance hall has started, this area looks like being delayed by the AOV ductwork, which Rydons think won't be fitted for another SIX weeks. The boiler controls commissioning was due to start on Friday 13th November, but has now been delayed. Rydons to update please.	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
Note: RBK building control was last on site yesterday, to inspect West and North elevations. Making good after the mast climber are removed to be inspected, and some mastic missing. Other elevations to be checked when ready.	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
Note: Generally the whole site need a good clear up, including the lift lobbies. All the materials and tools to be put away safely, to prevent any accidents. Rydons H&S inspector last visited site on the last week of October. General housekeeping still needs to be improved and the general lighting to the lower flats need to be improved for the workers.	

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 what is required. Rydons to confirm that all the flats on the mezzanine floors have not got any heat detectors? Rydons to confirm in writing that the boxing club timber floor complies with the manufactures specification, and the clients ER's.

SIGNATURE OF INSPECTOR:


JAN WHITE

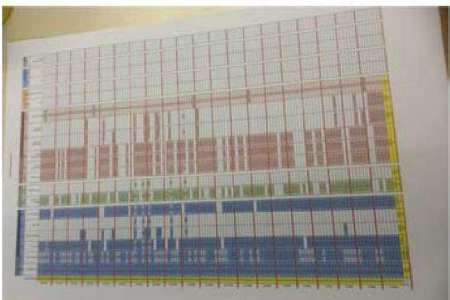
IMAGES



Mezzanine +1, entrance hall, battening for the cladding in progress. The AOV needs to be fitted first before all the finishing trades can be done. This should be installed according to Rydons in Six weeks.



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? KCTMO and Rydons to comment please.



Rydons are now populating the internal flat tracker, to ensure each flat has the current status on certificates, works done, and signed off.



In the basement water flooding has now been resolved. Only small puddles left.



The South East corner the cladding is proceeding, and the glazed panels have also started.

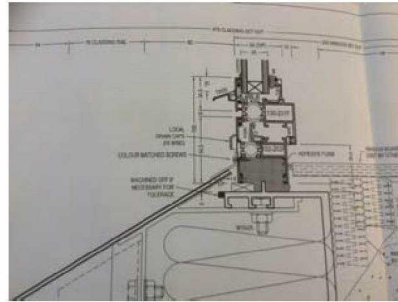


The ground floor openings are being formed, and the partitions have also started.

IMAGES



Rydon's still have not changed the hoarding signage for the contact details. Please change.



The cladding cill trims are now being fitted, but without the screw fixings at the top. Rydon's have confirmed the detail has now changed. This needs to be confirmed, and drawing changed BEFORE, any cladding can be signed off.



Boxing club AOV's are now installed, above the lift opening. Suspended floor being fitted now, Rydon's to confirm it has been installed to the manufacturer specification and clients ER's.



East Elevation - 19 panels out of 296 have to be fitted. 90% of the column brackets have been fitted, with 54 corner panels fitted out of 138. The top canopy has nearly finished. No lower floor panels have been fitted. Only one mast climber working with 2 operatives today.



North Elevation - 26 panels out of 240 have to be fitted. Also 90% of the column brackets have been fitted, and the top canopy is nearly finished. 100 out of 184 column panels have been fitted. None of the lower floor panels have been fitted yet. One mast climber working today, with 2 operatives.



West Elevation - 30 panels out of 296 have to be fitted. Also 90% of the column brackets have been fitted, and the top canopy is nearly done. 102 column panels out of 138 panels have been fitted. No lower floor panels have been fitted yet. Two mast climber working with 4 operatives today.

IMAGES



South Elevation - 138 panels out of 240 have to be fitted. 80% of the column brackets have been fitted, and the top canopy is nearly done. 30 of the 184 column panels have been fitted. Lower entrance framework is now being installed. Only one mast climbers is working with 3 operatives today.



New basement plant room door is now being fitted. Rydons to make sure all parties have a key including all the KCTMO maintain acne staff.



The boilers still 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 is still yet to be installed fully. Can Rydons confirm why 142 alarms have been activated. Still no Schematics have been installed. Rydons have now confirmed the date to start commissioning the boiler controls, etc, has been moved from Friday 13th, to a later date.



Walkway + 1, progressing well. All finishing trades are in progress, with lots of small things to be completed like the extract fans, glazing missing, etc. Still no power.



Ground floor area, and nursery area, partition have started one side, 1st fix M&E has just started.



Mezzanine last flat to the South West corner, plastering now done, and 2nd fix carp and M&E to start soon.



The last AOV structural openings are still being cut out, the last to be done is the Mezzanine floor.