

# SITE INSPECTION REPORT



PROJECT:	Grenfell Towers	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, W11	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydons	REPORT NO:	25
INSPECTOR:	Jon White	INSPECTION DATE:	17 November 2015

## WEATHER CONDITIONS

Overcast

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

N/A

## RESOURCES

Labour (approx. quantity):

56

Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	4	Painters	6	Cladding Fixer	12
Carpenters	6	Electrician	5	Floor Layers	1
General Manager	0	Duck Work Fitters	0	Labourer	4
Windows Fixers	0	Plumbers	9	Laggers	1
Plasterers	2	Bricklayers	0	Scaffolders	0
Gate men	1	RLO	1	Contracts Manager	1
Assistant site manager	1	Dimond driller	1	Asbestos Removal	1

Comments: Still 12 External cladding fixers on site, which is helping push on the external cladding.

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

Comments: N/A

## EXECUTIVE SUMMARY:

### Note:

In the site meeting yesterday, Rydons reported they were 1.5 weeks behind the programme issued on 12/10/2015. On closer examination both clerk of works agreed they were actually over 4 weeks behind.

The major issues and delays are the cladding, the new boiler commissioning and associated works, the power change over, which has affected all the new flats being finished off.

The electrical change over is due tomorrow, with the meters being fitted next week.

I looked at the first pre snagging of the cladding today, and found 3 panels badly damaged in only a small area. I have told Rydons to get all the panels inspected, and where badly damaged and to make sure replacements can be made and fitted very quickly. I have requested that the drawing detailing, the change of cill detail to all the windows, be updated. This has not been done yet. On the South and East elevation two panels from top to bottom CANNOT be fitted due to the mast climbers being in the way. This could be resolved by them ABSEILING of the roof? Rydons to confirm if this will affect the completion date.

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
<b>Assessment Bands:</b>  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:	
<b>Note:</b> The pilot flats No.124, No.136, and No.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:	
<b>Note:</b> All areas being worked on. 107 number HIU's have been fitted. 117 number bathroom ventilation ducts have been cleaned out. 97 number heating change overs have been carried out. All the 120 number windows have now been fitted. Rydons had some cladding ready for pre snagging today, but not ready for snagging yet, with some panels damaged not replaced, mastic missing, and gaps not evened out. Rydons hope to have the West elevation ready for next week to snag. No other elevation is ready.	
GENERAL:	
<b>Note:</b> Rydons to try to make up lost time, and keep the pressure on all trades to try and catch up lost time.	
PROGRAMME IMPLICATIONS:	
<b>Note:</b> As described in the Executive Summary, the cladding, commissioning and electrical switch over are all causing delays, which are approximately 4 weeks late to Rydons programme only issued on 12/10/2015. Also the cladding to the entrance hall has started, but the AOV ductwork, 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. The cutting out of the AOV has still to be finished, with two more holes through concrete still to be done.	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
<b>Note:</b> RBK building control was last on site today, looking at the cladding. Apart from the damaged panels, and bits of making good, he was generally happy. He however was concerned that the boxing club has no emergency lighting fitted, and the fire escape route does not meet the fire strategy. This must be resolved by Rydons.	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
<b>Note:</b> Generally the whole site still could do with 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, with the welfare facilities also needs to be better.	
QUERIES / INFORMATION REQUIRED (DATE):	
<b>Note:</b> 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 they will do this. Rydons still 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:

  
JON 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. In the site meeting on 17th Nov, both KCTMO and Rydons agreed it was too late to change, as most have now been fitted.



All the AOV holes are cut out except two to do. The extract ducting will not be on site for some 6 weeks.



The new pipes to the basement have been lagged, but need to be clad.



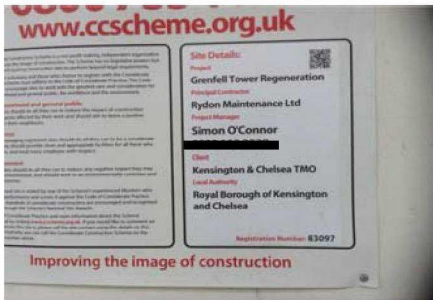
The South East corner the cladding is proceeding, and the glazed panels have also started.



The ground floor openings have been formed, and the partitions and M&E 1st fix have also started.



## IMAGES



Rydots 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. Rydots have confirmed the detail has now changed. This still 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, Rydots to confirm it has been installed to the manufacturer specification and clients ER's.



East Elevation - 16 panels out of 296 have to be fitted. 90% of the column brackets have been fitted, with 128 column panels fitted out of 138. (Not including the lower floors). The top canopy has nearly finished. No lower floor panels have been fitted. Only one mast climber working with 2 operatives today.



North Elevation - 24 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 - 25 panels out of 296 have to be fitted. Also 90% of the column brackets have been fitted, and the top canopy is nearly done. All of the column panels have been fitted, down to the 3rd Floor. No lower floor panels have been fitted yet. One mast climber working with 2 operatives today.

## IMAGES



South Elevation - 118 panels out of 240 have to be fitted. 80% of the column brackets have been fitted, and the top canopy is nearly done. 67 of the 184 column panels have been fitted. Lower entrance framework is now being installed. Two mast climbers are working with 4 operatives today.



The final commissioning of the new boiler room plant cannot start until all the two ventilation holes have been made good, and all the holes to the new pipes fitted into the main concrete core, so a complete seal is achieved.



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 42 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.



Boxing club disabled WC in progress, floor yet to be laid.



Ground floor area, and nursery area, partition have started one side, 1st fix M&E is in progress.



Mezzanine last flat to the South West corner, plastering now done, and 2nd fix carp and M&E and kitchen fitting has now started.



As discussed in the last site meeting, the existing soil pipe in the basement is still leaking, and KCTMO to action as soon as possible.