

SITE INSPECTION REPORT



PROJECT:	Grenfell Towers	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, W11	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydons	REPORT NO:	28
INSPECTOR:	Jon White	INSPECTION DATE:	23 December 2015

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

RESOURCES				Labour (approx. quantity):	34
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	2	Painters	4	Cladding Fixer	11
Carpenters	4	Electrician	5	Floor Layers	0
General Manager	0	Duck Work Fitters	0	Labourer	4
Windows Fixers	0	Plumbers	9	Laggers	1
Plasterers	0	Bricklayers	0	Scaffolders	0
Tilers	0	Gate men	1	RLO	1
Contracts Manager	0	Assistant site manager	0	Dimond driller	1
Asbestos Removal	0	Hoist fitters	2	Steel fabricators	
Electric meter	1				

Comments: Rydons have just notified the team that Chris the site manager responsible for the internal flat handovers is to be removed and go onto another Rydons contract. This will affect the smooth handover procedure that he has been part of. Also Jason, who is the longest site manager, is away for a few weeks. The lack of knowledge and supervision I believe will have a detrimental affect in Rydons completing this contract.

Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Site Hut	6	Skip(s)	1	Generator (s)	0
Mast climbers	8	Concrete mixer	1		

Comments: N/A

EXECUTIVE SUMMARY:

Note:

Rydons have just issued another finishing programme yesterday. The completion date is not scheduled for 5th May 2016.

The most critical item that is still to be resolved is the access provided for the cladding contractor is unsafe on the South Elevation behind the mast of the West mast climber. This is most urgent that it is resolved. The cladding contractor thinks they will not be finished until the end of February 2016.

The other major issues include the delays in the new boiler commissioning and associated works, the power change over, which has affected all the new flats being finished off, and the fixing of the AOV ductwork.

The electrical change over in the flats has been done. Electrical meters started on Monday 7th December, with one flat to go (not ready), and the nursery and boxing club to fit. Rydons to confirm when these are booked in to be fitted.

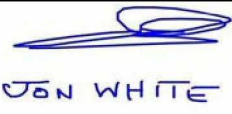
The snagging of the cladding is proceeding well, with the West & North Elevation and one climber on the East snagged. The West and North elevation has been de-snagged down to level 3, and mast climbers have started to come down. The cladding to the South elevation and one of the climbers to the East elevation is not finished to be ready to snag.

Rydons still need to rectify the noisy kitchen fans, which again have been complained about by residents when doing final inspections. Some of these fans rattle and make a lot of noise in high winds.

The gas vents to the gas riser, throughout the height of the building needs to be resolved as soon as possible, so if required they can be installed before the end of the contract.

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	8
Quality	8
Health & Safety	6
<p>Assessment Bands:</p> <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:	
<p>Note:</p> <p>31 flats have now been snagged and signed off by both Tony Batty and myself. The sign of procedure was working well, with the RLO, heating engineer and site manager present at sign off. All the relevant paperwork and certificates (electrical certs, window handover sheets etc), are also being checked that they are complete. With Chris leaving this will affect future handovers.</p> <p>Rydons have tabled a handover tracker, which is being updated nearly daily. Electrical certificates are being issued but are slow.</p> <p>The cladding to the West & North elevations from top floor down to 3rd floor has been snagged and signed off. One climber on the East Elevation has been snagged and de snagged last week.</p> <p>South Elevations not ready to be snagged as it is not finished yet.</p>	
WORKS IN PROGRESS:	
<p>Note:</p> <p>No areas have been finished.</p> <p>All the HIU's have been fitted.</p> <p>All 120 ventilation ducts have been cleaned out.</p> <p>All the heating change overs have now been carried out.</p> <p>All the 120 windows have now been fitted.</p> <p>External cladding generally from the 3rd floor down, to the West, and North, and one mater climber on the East elevation.</p> <p>Lower areas including flats and entrance Hall progressing, and all the electric meters have now being fitted in the flats except one which is not ready.</p> <p>Basement boiler works in progress, with the control panel now being populated. Rydons to finalise commissioning after Christmas, when all the making good around the large intake and extract ducts, concrete core holes, etc are made air tight.</p>	
GENERAL:	
<p>Note:</p> <p>Site shut down today, with the new year start date the 4th January 2016.</p>	
PROGRAMME IMPLICATIONS:	
<p>Note:</p> <p>As described in the Executive Summary, the cladding, commissioning and electrical switch over has all caused delays.</p> <p>The new programme issued on the Tuesday 22nd December with a completion date of the 6th May 2016, will still be tight.</p> <p>Most of the unknowns have been identified, so Rydons need to resource and organise works to be completed on time.</p>	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
<p>Note:</p> <p>RBK building control was last on site two weeks ago, 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. New fire strategy details have now been issued, Rydons to get the building control to approve these.</p> <p>Looking at the flat layouts on the mezzanine floor, the fire protection detectors are limited to only ONE smoke detector in each hall in each flat.</p> <p>Max Fordams and Rydons still to confirm this has been accepted in the design, and that no heat detector is required in any of the kitchens?</p>	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
<p>Note:</p> <p>Site access and egress still needs to be improved, especially the access in and out of the site office and ground floor entrance.</p> <p>Rydons H&S inspector last visited site on the 15th December. All items have been done.</p> <p>HSE no visits</p> <p>No accidents this month</p> <p>Last tool box talk, last week by JS Wrights.</p>	

QUERIES / INFORMATION REQUIRED (DATE):	
Note:	
The kitchen extract fans are noisy in the wind. Rydons to resolve URGENTLY. Rydons still to confirm that all the flats on the mezzanine floors have not got any heat detectors? The gas vents for the gas riser, throughout the height of the building needs to be resolved as soon as possible. Rydons have been asked for details including a priced up document to reach the current standard, this is holding up this work. Rydons to action URGENTLY.	
SIGNATURE OF INSPECTOR:	 JON WHITE

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Mezzanine flats progressing well. Max Fordams and Rydons to confirm No heat or smoke detectors are scheduled to be fitted, on all of the mezzanine flats, and this has been approved by building control.



The South Elevation cannot be finished at all, because the access behind the West climber on the South Elevation, is totally unsafe. This is now being resolved by Rydons, but needs to be approved by all the H & Safety officers. This is on the critical path.



All the AOV holes have been cut out. The extract ducting is due on site after the Christmas break.



The new pipes to the basement have been lagged, and has started to be clad, but high level pipes need to be done.



The South East corner the cladding is proceeding, and the glazed panels have nearly finished. The column trims are now being fitted.



The boxing club changing rooms are progressing, but ceiling and M&E etc, yet to be finished,

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The entrance hall balustrades have started to be installed.



The two steel supports to the ground floor entrance hall have now been fitted.



Low level cladding is progressing slowly. Picture of the North East corner.



East Elevation - Still 3 panels out of 296 have to be fitted. 90% of the column brackets have been fitted, with 33 column panels to be fitted. The top canopy has been finished. No lower floor panels have been fitted. Snagging and de snagging to the North climber is finished, and mast climber down to level 3. South mast climber still fitted, and area not ready to snag.



North Elevation - has been snagged and de snagged down to level 3, all finished apart from the lower levels. Master climbers have come down to level 3. Lower panel have made a start.



West Elevation - has been snagged and de snagged down to level 3. Both master climbers have come down to level 3. Lower floor cladding has now started.



South Elevation - All the cladding panels have been fitted, except the lower levels, and ones that are affected by the hoist ties. 90% of the column brackets and panels have been fitted, and the top canopy is nearly done. Lower entrance framework is now being installed. One panel behind the North climber can't be accessed from the ground all the way up to the roof.



The lift lobbies work is proceeding but none yet available for handover.

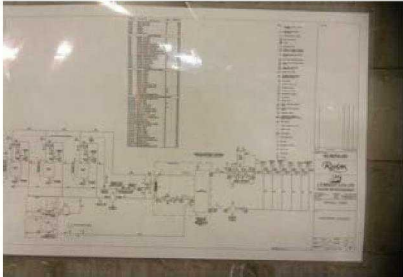
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In the boiler room the water pumps in the basement maintained by Cofely, broke down again last week. This has happened several times, and Rydons have been getting the blame for the water being switched off in all the flats. KCTMO to ensure these are properly maintained.



The existing concrete and screed is cracked. Rydons to get their screeding contractor to measure up and repair all these cracks.



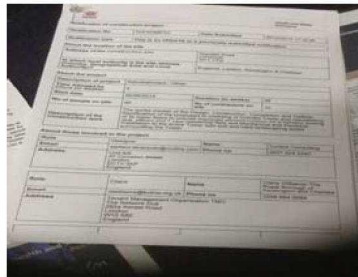
The basement plant schematic layouts have started to be produced, and put on the plant room walls. Labelling still to be finished.



Ground floor area, and nursery area, partition are progressing well. M&E 1st and 2nd fix in progress.



Both the boxing club and nursery electrical meters have not been fitted yet. Rydons to confirm when this has been booked in.



The current F11 on the office wall is out of date. Rydons to get it updated to suit the new finishing date.