

Message

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**From:** CN=Matt Smith/O=MaxFordham [CN=Matt Smith/O=MaxFordham]  
**Subject:** RE: Grenfell - HIUs and metering  
**Attachments:** Untitled attachment 00013.jpg; Untitled attachment 00016.jpg; Untitled attachment 00019.jpg; Untitled attachment 00022.jpg; Untitled attachment 00025.jpg; Untitled attachment 00028.jpg; Untitled attachment 00031.jpg; Untitled attachment 00034.jpg; Untitled attachment 00037.jpg; Untitled attachment 00040.jpg

Afternoon Claire

We are waiting to receive a technical submittal from JS Wright for this. I think Dave Bradbury mentioned last week that they had received the information from the smoke extract specialist and would be sending us the tech sub shortly.

Kind regards,

Matt

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Claire Williams ---16/12/2014 15:05:31---Matt Has the smoke vent design been run passed you yet?

From: Claire Williams <clwilliams@kctmo.org.uk>

To: "M.Smith@maxfordham.com" <M.Smith@maxfordham.com>, BOOTH Philip <philip.booth@uk.arteliagroup.com>,

Cc: "d.campbell@maxfordham.com" <d.campbell@maxfordham.com>, VALENTE Nick <nick.valente@uk.arteliagroup.com>

Date: 16/12/2014 15:05

Subject: RE: Grenfell - HIUs and metering

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Matt

Has the smoke vent design been run passed you yet?

**Claire Williams**

**Project Manager**



{cid:image001.jpg@01CDF8A3.A52C8B50}

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**From:** M.Smith@maxfordham.com [mailto:M.Smith@maxfordham.com]

**Sent:** 16 December 2014 14:55

**To:** BOOTH Philip

**Cc:** Claire Williams; d.campbell@maxfordham.com; VALENTE Nick

**Subject:** RE: Grenfell - HIUs and metering

Afternoon Philip

We have received a technical submittal from JS Wright's concerning the HIUs and in order to approve it we need to see confirmation of the instruction. Can you forward this on to us asap please?

Kind regards,

Matt

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From: BOOTH Philip <[philip.booth@uk.arteliagroup.com](mailto:philip.booth@uk.arteliagroup.com)>

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**MAX00011454/2**

To: "M.Smith@maxfordham.com" <M.Smith@maxfordham.com>, Claire Williams <clwilliams@kctmo.org.uk>,  
Cc: "d.campbell@maxfordham.com" <d.campbell@maxfordham.com>, VALENTE Nick <nick.valente@uk.arteliagroup.com>  
Date: 12/12/2014 10:32  
Subject: RE: Grenfell - HIUs and metering

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Matt,

I believe that TMO have made a decision on this at yesterday's meeting but before I instruct I wanted to check with you.

- TMO have decided they want to use an external billing company but not log their own data. I believe this means only 1 MBus is required and that this should come with the HIU.
- TMO have also decided to go for the standard pre-installed valve and when they tender for the billing company will advise in the tender what valve has been installed that they would need to operate with. I believe from your earlier email the standard valve is a Cimberio C602RE and that this should be compatible with the majority of billing companies.

Please can you confirm we have interpreted your email correctly so I can instruct. Are there any fuse spur requirements that we need to be aware of to power valves or meters?

Kind regards

Philip

**From:** [M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com) [<mailto:M.Smith@maxfordham.com>]  
**Sent:** 09 December 2014 16:44  
**To:** Claire Williams; BOOTH Philip  
**Cc:** [d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com); VALENTE Nick  
**Subject:** RE: Grenfell - HIUs and metering

Afternoon Claire / Philip

We've provided as much technical input as we feel would be required for a decision to be made and as such a discussion between TMO and Rydon is probably required to close this out now. Artelia should advise what impact this may have on the programme and any commercial implications.

Rydon did touch on the additional bedroom briefly in today's meeting but haven't yet drawn up a proposal. We also had a look around flat 145 and the layout, though still work-in-progress, looks acceptable to us so far.

Kind regards,

Matt

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Cc: "[d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)" <[d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)>  
Date: 09/12/2014 16:23  
Subject: RE: Grenfell - HIUs and metering

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Matt

The report you saw about accepting the principle of prepayment remote billing meters being installed as part of this system should go up to managers next week.

In terms of accepting the HIU offered, Rydons are due to set up the show flat so we can run the proposal passed residents. I have not had a firm date for this yet. I would ideally like to get resident buy-in before we purchase, and I have been talking about this consultation being next week. Are you happy with the model in the showflat 145? Would you attend an early evening session? You were a star last time.

I note that we have asked Rydon to identify flats where there is a resident-created additional bedroom, as this could impact on heating layout. I am working with housing management to get some formal agreement to these partitions (ie tenants remove them and make good when leave/ leaseholders get formal permission) as this may impact on the heating layout. Have Rydon crossed this bridge with you yet? I think you and I have talked about the fact that I have asked Rydon to provide a drawing for each flat for the resident to sign off on the heating layout. These will potentially just be a one bed, and a two bed layout – but there may be issues with these additional bedrooms, and also if residents ask for painting/boxing of pipes – then there will be no come back on Rydon if the resident changes their mind.

If there is any client decision required, then Rydon need to flag this up formally via a 'client decision programme' – I think that it is hard for the TMO to make a decision when they don't know what the options are and what the date is – the windows being a prime example where we were told at site meeting of 21 October that order needed to be placed by 7 November. Philip, this blockage is all yours!

Thanks

Claire Williams  
Project Manager



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**From:** [M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com) [<mailto:M.Smith@maxfordham.com>]  
**Sent:** 09 December 2014 15:34  
**To:** [M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com); [philip.booth@uk.arteliagroup.com](mailto:philip.booth@uk.arteliagroup.com)  
**Cc:** Claire Williams; [d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)  
**Subject:** RE: Grenfell - HIUs and metering

Afternoon Claire / Philip

The issue of ordering the HIUs came up again in our M+E meeting today. Rydons are pushing for a decision by the 19th December in order to place an order before Christmas.

Could you give an update of where you are with this? Give me a call if you have any questions.

Kind regards,

Matt

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Cc: "[d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)" <[d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)>, "[philip.booth@uk.arteliagroup.com](mailto:philip.booth@uk.arteliagroup.com)" <[philip.booth@uk.arteliagroup.com](mailto:philip.booth@uk.arteliagroup.com)>, 'Nick Valente' <[nick.valente@uk.arteliagroup.com](mailto:nick.valente@uk.arteliagroup.com)>  
Date: 02/12/2014 15:50  
Subject: RE: Grenfell - HIUs and metering

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Afternoon Claire

To confirm our phone conversation; Rydon/JS Wright need a decision soon on the prepayment valves and heat meters in order to purchase the HIUs. The key items the TMO need to consider are as follows:

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- Whether the TMO would want to use an external billing company AND log their own data as a back-up (therefore needing 2x MBus outputs on the Sonometer heat meter).
- Whether the TMO would like to keep their options open regarding billing company (therefore not installing the prepayment valve, but leaving sufficient space on the primary return for later installation) or to go for the standard SAV pre-installed valve in the system. I advised that there may be a cost penalty in choosing to defer your decision due to the work incurred to post-fit the prepayment meters external to the HIUs.

The valve types you requested that are available from SAV are the Cimberio C602RE (standard) and the Belimo LRF 230 (cost option).

If you have any further questions then please get in touch.

Kind regards,

Matt

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Cc: "[philip.booth@uk.arteliagroup.com](mailto:philip.booth@uk.arteliagroup.com)" <[philip.booth@uk.arteliagroup.com](mailto:philip.booth@uk.arteliagroup.com)>, "[d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)" <[d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)>

Date: 25/11/2014 17:13

Subject: RE: Grenfell - HIUs and metering

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Hi

We have not made any decision in terms of which billing agency to use, or whether to manage the meter billing ourselves.

We go to see a Southern Housing Scheme on Friday to understand the issues they have found in their new build installations. Many of our issues are around the tenancy and leasehold documents and whether we can change their billing regime (currently they pay pro rata, and on a weekly and monthly basis respectively).

I know that what has been done by Southern is that they have purchased the meters themselves, so they ensured that they could

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MAX00011454/6

choose their supplier – but they have now done many schemes and have learnt along the way!

Can you please advise on options, and perhaps talk to Philip re timescales/costs/risks to give me some feedback. If this is an area in which a client decision needs to be made; then I have seen nothing from Rydon to forewarn the TMO that there is a date which is critical to the programme.

Thanks

PS Philip, I asked Nick if he wanted to come to the Southern Housing scheme this Friday, 9.30am at Stepney Green tube. I have an interdepartmental team attending, home ownership, service charge, finance, neighbourhood management as well as David Gibson and myself. It will be about an hour and a half trip.

Claire Williams  
Project Manager



{cid:image001.jpg@01CDF8A3.A52C8B50}

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**From:** [M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com) [<mailto:M.Smith@maxfordham.com>]

**Sent:** 25 November 2014 16:49

**To:** Claire Williams

**Cc:** [philip.booth@uk.arteliagroup.com](mailto:philip.booth@uk.arteliagroup.com); [d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com)

**Subject:** Grenfell - HIUs and metering

Afternoon Claire

We have received a Technical Submission (attached below) from J S Wright regarding the heat interface units for Grenfell Tower. We are perfectly happy with the heat interface units specified as these are what were initially put forward by us in the tender package, but part of the query relates to the heat meters and valves required for pre-payment systems. Could you update us as to whether any decisions have been made for the metering at Grenfell? We discussed previously that SAV would need to know the metering company in order to specify the correct heat meters and shut-off valves. Is this now the case?

The final part of the submission states that;

*'NB: Cost associated with the change of unit, inclusion of solenoids and additional HIU due to layout change to be agreed.'*

We are not in a position to comment on cost changes - for queries of this type we shall refer them to Artelia.

Give me a call if required.

Kind regards,

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Matt

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**Philip BOOTH**

**Associate Project Manager**

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