

WITNESS STATEMENT

Criminal Procedure Rules, r27.2; Criminal Justice Act 1967, s.9; Magistrates' Courts Act 1980, s.5b

Statement of: BATTY, TONY

Age if under 18: Over 18 (if over 18 insert 'over 18')

Occupation: CLERK OF WORKS

This statement (consisting of 18 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Signature: TONY BATTY

Date: 26/04/2018

Tick if witness evidence is visually recorded ☐ (supply witness details on rear)

This statement is about my experience and knowledge having worked as a Clerk of Works on behalf of Kensington and Chelsea Tenant Management Organisation (KCTMO) conducting electrical and mechanical inspections across their property estate and during the refurbishment works of Grenfell Tower. This statement has been produced following an audio recorded interview that was conducted by TDC Ben ILES and Dc Peter SMITH from the Metropolitan Police on Monday 6th November 2017. During this interview I had access to my work reports which are stored in a file titled M&E (Mechanical and Electrical) Tracker for Grenfell Tower and have already been collected by police as part of the data recovery from my employers.

I work for SD&P (Silcock, Dawson & Partners) and I have been with them for twenty years. I have no qualifications on paper. I was initially a pipe fitter/welder and was offered a position to run a section of a job where I was controlling twenty blokes. This led to me coming off the tools checking more designs relating to mechanical installations and then this role came up in Silcock, Dawson in August 1997 and it was exactly what I wanted to do. I've always checked mechanical and electrical installations, it's what I've always wanted to do and I love the job. I have forty years experience in this line of work.

My role is Clerk of Works and what that means is that when a job comes up I'll check the drawings and

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make sure that bit as been installed as per the drawings even if we have designed the mechanical and electrical installation ourselves. If there is a fault with the drawings I will identify it highlighting what the fault is. I will check the whole thing for quality all the way through right down to when they do the commissioning and make sure that its working right. I do that on loads of different projects such as health, residential and schools focusing on quality control and inspections whether we have done the design or not. Having conducted the inspections on mechanical and electrical design and installation I would report my findings back to the client.

I usually wait until 1st fix is fairly well established before I begin the inspection of an installation. In other words they'll have cable trays, the runs for pipe work and electrical containment in place before we make our first site visit. Once pipework goes in we'd inspect supports, the bracketry, if it was the right sized pipework, what materials they used whether it was plastic, copper, steal and that the joints were right. A lot of joints now days are crimped fittings. This is a jointing method which is an alternative to traditional solder fittings. It is just as strong, more efficient and doesn't use combustible materials reducing the impact of Health and Safety around flammable equipment on a site. They are also easier to repair. For this the fitting has a rubber ring in it with steel teeth. They would push the pipe in and they have a machine that would squeeze it and crimp it. On each joint the fitter should put his initials next to it with a cross or a tic indicating that it has been crimped. This is because once the joint has been pushed together you cannot tell whether it has been crimped or not, you can only find out once you pressure test it as there will be a leak. It's the most frustrating thing for me as if I don't see a cross with the guys initials it proves to me that the supervisor is not checking their quality. Electrically you would make sure that the tray height was correct, that trunking had earth lugs when it was joined together so that it was continually earthed and stuff like that. These are the initial inspections like first fix wiring, you keep your data wire separate to your power cables so there is no interference. I check that the segregation has been done correctly.

The new regulations (regs) for the fire alarm cables is that now they have to be supported by metal fixings because they realised that when there was a fire the plastic ones they would melt and burn through the cables stopping the alarm from sounding off somewhere else. I also keep up to date with current regs so that if something was installed in the incorrect way or that type of fitting was obsolete we would record it and report back. The beauty of my job is that I put down what I see.

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A lot of contracts now are what they call 'Zero Snagging' with the contractor trying to do a really high quality job. The problem is they have to prove it by displaying it properly by marking their work. Like an electrician for example. If you have one working on a flat his name should be on the paperwork for quality control. It's the same as people being in possession of their Construction SCS (CSCS) cards. We also get asked to check these while we're on site and it again relates to quality control so we know the person signing for work is the person shown on the card.

One of our other roles is to do a percentage of the works that are complete. So if a main contractor is saying they've done 50% of their work and the total cost for the job was £80,000 they would be applying for £40,000. Sometimes the client would check with us whether this was true. I would advise as to the accuracy and if this was not true a lesser sum would be paid. I also report back on Practical Completion (PC) of a project which becomes relevant if clients sign up contractors to something called L&A Damages or Liquidated Damages. This means that for each week you're not at the completion date you can be fined. Some of it goes to £20,000 a week depending on the agreement they have with contractors. Some can be more serious like a power station where it can range between £50,000 to £100,000 a week. Or 5% of the contract value can be withheld in retention and not paid until the works are finished. This is standard practise and me saying that PC isn't going to be met should resonate with a client and a contractor.

In most of the jobs we do there would have to be a specification and that would tell you what materials you use, what grade of pipework etc. We would also inspect this specification and in many of my reports I refer back to the specification as this is what everyone tenders against. When people get access to the drawings they also get access to the specification telling them what materials to use. We point this out and people have to hold their hands up. It's more a quality issue. What happens is people try to save money. They've tendered for the job and they've tried to cut their costs as much as they can to make a bit more profit or make sure they can bring the job in for the cost they tendered it for. The other thing people do is say they have written to the client asking to use alternative materials, this is called 'Equal or Approved'. It's either approved by the client to use it or it's of equal quality giving the contractor the chance to use cheaper materials with the client or Quantity Surveyors (QS) consent.

The QS would get all of the tender figures that the client had agreed to pay under contract and we would

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work to this to assist with percentages and progress and provide advice. We are never directly involved in the payment side of things.

The people I am going to mention in this statement are my boss and the Director of SILCOCK, DAWSON & PARTNERS, Nigel PURDY. We worked closely with a company called JOHN ROWAN & PARTNERS (JRP) who were the building surveyors during the refurb of Grenfell Tower working on behalf of Kensington and Chelsea Tenant Management Organisation (KCTMO). I personally worked almost daily with John WHITE who was their appointed Clerk of Works during this period. Our companies have worked together for a number of years and continue to do so. I had worked with them prior to the work commencing with KCTMO and I love working with them as we all get on really well. Within KCTMO everything was being ran by Peter MADDISON. He was involved in the refurb and has a good relationship with RYDONS Director Steve BLAKE. I met both of these several times at meetings concerning progress and the PC date.

Alex BOSMAN worked under Peter MADDISON and he was the boss of another man called Raymond HYLTON. I reported back to Raymond and every now and then to Alex prior to the refurbishment works when I was conducting surveys of the electrical works being conducted by contractors across the KCTMO property estate. The other companies involved in the electrical works on the estate at this time were RGE, SECURE UK, ONSITE, KEEPMOAT and RMA STEWART. I cannot recall the names of the individuals I met from these companies but this will be recorded on the reports provided by Nigel PURDY and myself to the police.

Peter MADDISON appointed Claire WILLIAMS as Project Manager for the Grenfell Tower refurbishment. I reported to and liaised with Claire throughout the project. She was also present at the majority of the meetings that I attended as was Neil REED from ARTELIA who were employed by the KCTMO as a consultant for the refurbishment process.

MAX FORDHAM were a company contracted for the electrical and mechanical design of the refurbishment at Grenfell Tower. Duncan CAMPBELL was their main representative and I met with him several times at the beginning of the project. Another rep for MAX FORDHAM who I met was Matt SMITH who was the Automatic Opening Vents (AOV) specialist that conducted tests on the Smoke

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Extract System of Grenfell Tower.

RYDONS were the main contractor for the refurbishment works and their appointed site foreman was Dave HUGHES who I met several times.

I also make reference to Carl STOKES who, although I have not met, I am aware of having reviewed Fire Risk Assessments and named him in my reports. I also name an employee of EXOVA called Terry ASHTON who I met during the testing of the fire alarm system.

Over the years I have worked on behalf of KCTMO I have visited numerous residential properties throughout the housing stock that they managed.

The most significant for this statement is Grenfell Tower which is a residential tower block with, I think, 23 floors although I am not one hundred percent sure. On the lower floors was a nursery and a boxing club and at ground level there is an Atrium and a lobby with offices. If you stand at the front of Grenfell Tower you see the Atrium with a false ceiling. If you look up you would see a grill and above the false ceiling is an extract fan that, in the event of a fire, would extract all of the smoke from the lobby. In the lobby is a little control panel for the smoke extract system by the offices on the left hand side.

When I first went it was a horrible, old (as in mechanically and electrically) concrete and I don't think it was looked after particularly well. It didn't surprise me that it was getting refurbished because I think it was on its last legs. I dread to think how old the services were. There were many service risers and they were difficult to get into. There were also service risers within the flats and there was hot water that always leaked, heating that leaked and old corroded pipe work. It was a really tired and old installation.

In 2013 John Rowan & Partners (JRP) went into KCTMO for an interview. They were commissioned to do some of the kitchen and bathroom refurbishments on the estates. They were invited to tender for a five year programme and during the interview they were asked about inspecting the electrics under an Electrical Testing and Communal Inspections Programme. They told KCTMO they'd provide a fee but employ their own Electrical Contractor. We do the same for them, we'd get work doing electrical and mechanical inspections and recommend JRP if we asked to provide building surveyors. We typically were employed by JRP and reported to them who reported to KCTMO. Peter MADDISON was the person running

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everything with Alex BOSMAN and Raymond HYLTON under him. Claire WILLIAMS was appointed the Project Manager.

Our role as a company was to check electrical subcontractors work and the electrical test certificates, of which there were thousands upon thousands. I'm not qualified to check these certificates so they were all sent to our office where the electrical designers reviewed them. On the electrical test certificates you would have classification C1 (Dangerous and needs immediate repair e.g. a live piece of equipment that hasn't been Earthed), C2 (Not good enough and really does need doing) and C3 (More of a recommendation, e.g. a switch that has a crack in the corner should be replaced but it works and it is safe). They made notes on what was wrong and challenged certain things, asking why they had replaced certain things when it wasn't justified to replace it. From those observations I would go out on site with the various electrical sub-contractors. That was my initial role.

Every time I went into someone's flat I treated it like it was my own. That's how I go about my work. Scrutinising the quality of work as if it was in my own house. During this process I reported to Raymond HYLTON and every now and then Alex BOSMAN would ask how things were going. There were some other guys overlooking the kitchen and bathroom roll out and someone else doing the gas side of stuff.

RGE were responsible for all of the communal works for the whole of K&C Borough. They had the contract for 5 years and were doing all of the repairs. I do not know when this started. I didn't like them. They were asking why I was checking their work saying that I wasn't qualified. I don't need to be qualified to notice these mistakes, take pictures and put them in reports. I felt frustrated and angry. I didn't like the fact I kept on finding stuff. It's reflected in all of my reports. A lot of the time they were just trying to challenge us. That made it worse for me as it didn't give me any confidence because they weren't concerned about the quality in what we were finding they were more concerned about us finding it and pointing it out. I didn't understand why they got to the stage of trying to tell people that I wasn't qualified rather than fixing their mistakes. I think it's because it involved hundreds of thousands of pounds.

Once we got to this stage the KCTMO started to give us more work and we ended up looking at all kinds of stuff for them around the roll out programme for the kitchen and bathroom refurbs across the borough.

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A lot of it involved KCTMO being invoiced for certain work and we would check what had actually been installed. KCTMO had various sub-contractors on board. KEEPMOAT, who did kitchen and bathroom refurbishments, and other companies would employ electrical sub-contractors and they would do the electrical rewire at the same time or just before the kitchen and bathroom refurb.

We did various reports for them identifying where they had been charged for works that had not been completed. From 2014-2015 we monitored four electrical sub-contractors and checked their work. RGE was one of them and RMA STEWART was the new one, SECURE UK and ONSITE were the others.

It started with casual inspections referring back to the invoices provided to the TMO. I was allowed to pick my own flats and do random inspections of the re-wires and let them know what we found. I'd go in, see that a rewire had been done but noticed it was in a clever way. KCTMO had let them use the same containment room (mini trunking that you see running down walls / across ceilings containing wires that feed into switches and plugs) as the old wiring as it was quicker to do. RGE had been charging KCTMO for new containment when they had used the old ones. They were also charging for new containment boxes to plug sockets when they had only replaced the front of the socket not the back box itself. These are only pennies but you spread it across hundreds of flats with six rooms each and you're looking at being charged hundreds of pounds. We'd go in and look at the Consumer Containment Unit's (CCU's - a fuse box) and the circuits (shown on some of the reports) and I noticed that a lot of them were marked up wrong. These are qualified electricians and if the user had come in and tried using something that was mislabelled thinking it was off they would have been electrocuted which could have been fatal. To be fair to them they put these right when they were pointed out.

We were coming in after these had been installed and were asked by the TMO to do reports. Once we found these faults we went tooth and nail then in fine detail. If there was a double socket behind the wardrobe we'd get them moved to check the sockets etc were there. We'd generate reports to the client and it was then up to them whether they would challenge each of the companies. RGE's contract got determined meaning they were kicked off before the contract ended due to our findings. They got taken to court. I do not know the money involved but apparently it ran into the hundreds of thousands of pounds.

Secure UK (Electrical company) were brought into the office and challenged on what they'd done. Onsite

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were okay I couldn't really find a lot wrong.

We ended up doing a massive maintenance programme with Raymond Hilton called Cyclical Programming. I ended up going around every single electrical intake cupboard, seeing how old it was. All the external and communal lighting and seeing what needed replacing, if it was old and from our point of view needed replacing and whether there were enough emergency lights throughout the dwellings communally. Some of this communal lighting work had been conducted by RGE. The replacement work required was to be priced up with the intention of increasing the boroughs rents so all the work could be done. We found out a lot of the fuse boards were old, some of them were Rife boards which are extremely old. They were well maintained but some needed replacing as did the asbestos doors. We found Earth rods missing, copper earth bars that earth the electrics, these needed replacing straight away. They'd do this but replace them with copper and they'd get robbed again. They could have put an aluminium rod in and this is where we began to educate them.

I remember being asked to check the electrical installations in the basement of Grenfell Tower. This was the first works I had conducted in the building. The KCTMO asked me whether you can have a power surge and I said "I don't know you'd have to ask the utilities company". They said 'Well we've heard you can get a fluctuation, a power surge, and would that happen and cause all these TVs and fridges to everything?' and I said "I don't know. Its new to me I've never heard of it before." So they asked me to go down and have a look as the residents were claiming for damages against KCTMO and no one could get to the bottom of it. I looked in the basement of Grenfell Tower and what happened is that one of the rods had burnt out. These are the live feeds from the high voltage side, power coming into the building. They run into and feed the main head which then runs off to the rest of the building.

There was a damaged neutral cable in there which was loose and had arced inside. There was a copper rod within the main head and the contractor had just renewed the connection but it had arced and there was an outage. I could see the new fitting and because it was arcing it had melted the cable. I could see the new rod going into the head and that there was a crimp connection going into the neutral cable. It would not have caused a power surge. I do not know what had caused it. It could have been age it was loose and / or poorly made off with the copper rod being poorly / connected. If anyone was going to work on it or put a meter on it you could arc it which would cause an electrical flash that could burn the front of

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your face so what you have are Paxolin covers in front of them to protect you.

I refer to my report entitled GRENFELL SITE INSPECTION 12.11.2013, Job number 130297. RGE did do a proper repair here on this. My pictures show how old these cables are. They're pyro the orange cables. We don't use them anymore the ICC cabling, we use the red one. It was stopped in the 70's/80's. That doesn't mean it had to be replaced though as long as the integrity is there and nothing is flagged up during a maintenance report it can remain.

The replacement process of such things can be money driven though as the client would seek an electrical contractor who can provide a quote based on the recommendation to replace the cables. If the cost is too high they may choose not to do the work as our reports are merely recommendations as long as it isn't dangerous. Some things there is no choice in and the KCTMO paid out thousands for things we told them they had no choice over such as entire fire alarm systems that were so old all the cables to smoke heads had broken down.

I also looked at the back up generators in the basement. Now these were old things back from the times of the Ark. They had diesel tanks backed up by a battery bank which would keep these generators going when the power had been taken out. They would power the emergency lighting and allow people to get out when the power has been cut off whether that's in an emergency of a simple power failure. They questioned whether they still needed them.

Nearly everyone we went to had had battery emergency lights put in which lasted 3 hours meaning they didn't need the generators. Now they were still having these things serviced annually at £3,000 a pop so that would have been a huge saving for them. I do not know whether the generators were eventually taken out or not as they lost our reports and I had to send them back through.

My impression of KCTMO during these works was that there was always something that needed repair. I think it just all came flooding in that lights weren't working and something was leaking or you'd hear stuff about a so and so being blocked. It appeared to be an ongoing thing. We would try like mad to deal with it all while fulfilling the kitchen and bathroom roll out programme and the rewires. There was a huge lack on maintenance of electrical and mechanical services across the estate and you could see that things

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weren't checked the way they should have been, the dates were out of date. You have periodic inspections and some things weren't done for years. I'm not sure whether this was down to the firm working before RGE or whether it was something to do with when the KCTMO were formed. When they inherited the housing stock say its three hundred sites, who was doing the maintenance electrically and mechanically? I was told by Alex BOSEMAN or Raymond HYLTON that at one point all of the management left on mass, a whole chunk of them went. Raymond mentioned it during a chat one day. The contractors were always playing catch up and we wanted to be fair to them, not blaming them for works that been done prior to them taking over. I felt like they had inherited a load of old, poor stock. I don't know how long they had actually had it and therefore whether they should have jumped on it a lot quicker.

When you looked at the condition of some of the places I questioned why they were only doing rewires now when they should have been done when it was due which was beforehand. I think by the time we left they did have better contract staff on board and we had educated the KCTMO staff too. They were refurbishing the flats and people weren't having to come along and tell contractors they're not doing things right and that they are putting the right amount of sockets in etc. It's the resident's property and they were trying to short cut it and that's the thing that bugged me the most.

My involvement in the refurbishment works began when Nigel PURDY told me that Grenfell Tower was being refurbishment and the company had been approached by KCTMO. He informed me he had sent my CV but they still wanted to interview me along with another guy they were interested in. I cannot recall the exact dates of the interview but I went and got introduced to Claire WILLIAMS. She took me through and I sat down. In the room was Duncan CAMPBELL who I had not met before and was from MAX FORDHAM, Claire and a couple of others. They were asking me questions on my CV and I had to keep telling them "But you've got my CV it's on there" but they didn't stop. I was getting questions on where I worked and what I had done before so I kept having to tell them to read my CV. I remember being asked "If it was needed could you show a resident how get their time clock on?". They went from wanting to know all of my experience to an absolutely ridiculous question and then that was it. I was only in their about half an hour.

We (Silcock, Dawson & Partners) did get the appointment. A company called MAX FORDHAM did the whole M&E design for it and that got awarded to RYDONS who were the main contractors. My role was,

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that once they had started the installation, to go and check that it was a good standard and a good quality. Claire WILLIAMS asked me what I needed and I asked for the specifications and the drawings but she told me to contact MAX FORDHAM for them so I told her it would be best to have a meeting. We went to their local office which ironically used to be RGE's one.

I sat down with Duncan CAMPBELL and got given both the electrical and mechanical specifications. I also got an A3 set of drawings for the whole of the site. I checked that he was okay with me reporting against the drawings and specifications if I saw something that I was against and he agreed. I knew MAX FORDHAM were M&E consultants the same as us so I asked why they weren't doing the quality inspections and was told that their role ended having completed the drawings and specifications. I was really curious as this was a gift for them. We always do the quality assurance even when we've done our designs. I'm not sure what happened there but I found it really odd. They were only asked to come to site if there was a really technical issues with their drawings and it was Matt SMITH who would turn out. I'm not sure if there was a money thing or what. I just couldn't understand why they didn't have the Clerk of Works job. Maybe they just didn't want it.

I didn't attend Grenfell Tower until they were six to seven months into the contract as they were mainly doing drilling out and getting routes established until then. Me and John WHITE would do joint visits. Very low key. as there initially wasn't too much to look at. There were many service risers within Grenfell Tower and they were so difficult to get into, as in you couldn't just put a straight piece of pipe work into them, so the easiest way to do the actual refurb was to put a new service riser in in front of the lifts. I have to admit from a mechanical point of view it was a good installation despite them always having to speak to MAX FORDHAM about whether they could do certain bits or not. Even when I checked the installation drawings for the boiler house it was bang on. Everything was a really good installation. On the electrical it's a bit more difficult because the electrical was coming from existing services where as the mechanical came from predominantly new installs from new boilers going all the way up the new service riser in the lift lobby. The electrical was off the old services with the exception of the new flats on the ground floor, the boxing club and nursery.

Each time we went we did a site report with photographs and sent it to the client. We identified issues as we went along with the idea being that at the end of the job we would be at a point where there are not a

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lot of defects and the quality was good. My first report for example related to the crimping of joints as a lot of the ones I initially looked at had not been crimped or marked up correctly.

I remember quite early on we went to the ground floor where they were putting dry line walls up but the way there were dropping and finishing off the sockets was a mess. You'll see it in the reports. I told them then and there that if that was there level of workmanship I'll be asking for them to be removed from the site. It set the standard for the rest of the job and contractors then knew what was expected of them for these works. After that the electrical installation was actually very good. I cannot remember who was responsible for the mechanical or electrical installations but it will all be in my reports.

I also noticed early on that for the drainage in the nursery they were trying to put plastic in. On the ground floor where this installation was it had to be cast iron due to impact damage. I pointed this out and highlighted that the specification stated cast iron.

During the refurbishment works every flat had a Heating Interface Unit (HIU) installed. The way this worked was that the gas main entered the basement of Grenfell Tower, comes round the corner and feeds two gas fired boilers and gas fired water heaters. The gas fired boilers in the basement were brand new, as was the gas main. This was all protected with a gas solenoid valve within the new boilers in the basement of Grenfell Tower which in the event of a fire would go off and shut the gas off to all of that equipment meaning there would be no gas pressure to feed a fire. This solenoid valve was connected to either the fire alarm system or had a knock off button in the basement, I cannot recall exactly which. There was one fitted to the old boilers but I do not know how this was connected. Not all of the flats had gas but I think they all had service risers running through them. MAX FORDHAM's drawings would show who had access to what if its needed. I have made a drawing of the generic floor layout showing the positioning of the main service risers by the lifts and the individual flat service risers which I exhibit as ANB/1 sealed with label MPSZ13185181. From the boilers in the basement you have a flow and return, which are big chunky pipes that go through the basement and up our new service risers. From the service risers they would branch off under the slabs of concrete, core drilled into the flats, into the cupboard where the existing really really old water heaters were with little tanks on the top. This all got ripped out and the services were capped off. A HIU was then put in. I provide a drawing of an HIU showing the pipes and the two main plate components which I exhibit as ANB/2 sealed with label MPSZ13185182. You can get

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these drawings from the web. The interface unit has plate heat exchangers, one for heating (HTG on my diagram) and one for hot water. The mains from the boilers would come in at say 18 degrees and when they go into the plate heat exchanger they could come out at 22 degrees because those plates heat the water up even more. There was a pump inside and it would go off to the central heating, to the radiators. It also has a valve arrangement in it so that when you opened the hot tap the valve would open and it would heat this heat exchanger up and provide hot water to the bath, shower and or sink/wash hand basin in the toilet.

When they were installed we would check the pipe work to make sure it had been crimped, insulated, that the pipework distribution to the old pipe work was capped at the right point and whether the pipework had been corrupted. At first we were going in randomly to make sure that it was being done to the right standard that we were looking for and to be fair they kept that standard. When it came to commissioning, making sure they were working properly, we went in after and we saw them switch them on, heat them up, put them onto heating and I went around to physically check all the radiators and used a thermostat to check the temperature of the hot water.

We also had a flow monitor to ensure the correct flow was coming out of the taps. The entry to the flats was arranged by a Tenant Liaison Officer from RYDONS who was a female but I cannot remember her name. She booked a certain amount for the morning and afternoon and we did get a few 'No Access' when I think people forgot but they generally all got re-booked. Everything was done by appointment. On the off chance we did try inspecting flats that we knew were finished and would be in the process of having appointments made if we were on that floor we'd knock and see if we could get in. We weren't cold calling as all of these flats had had letters already about booking an appointment. It was just quicker and easier this way especially if I was coming all the way from Manchester to do it. I met occupiers all the time.

Generally, they were happy as they were getting new boiler controls and heating and it was explained that this was eventually going to move onto a payment meter. This was another company that did the payment installation and it was worked by Wi-Fi so when the boiler came on it would register with the payment meter under the boiler and a Wi-Fi signal would then to a central place for the company so they knew then the charging system for the KCTMO. The name should be in the report as I would have mentioned

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this installation.

There is a record of what flats we visited as RYDONS had a sign off sheet and when we inspected the flats both me and John signed them off. This documentation would be the same as for the electrical installation. The HIU design and concept was perfect for that job. The standard of pipework, the installation, the electrical was perfect. I reported this internally back to the meetings.

Grenfell Tower had an existing smoke extract system that was defunct and operated by a control panel that was in fault and had been reported to RGE. Nothing got done with it and there was still a live report but it was not deemed a problem as the refurb was about to start. When we were there that was then renewed with new dampers for each floor. The existing duct work was kept and was altered on the ground and first floor so it could come out of a new glass lobby.

If you stand at the front of the Atrium of Grenfell and look up, you would have seen a grill and above the false ceiling was the extract fan. In the event of a fire that would extract all of the smoke from the lobby and floor landings. On every floor either side of the lift lobby there were two grills and they would extract air from the landings through a duct to this large fan and outside. In the lobby was the control panel for the smoke extract system, it was on the left hand side by the offices. That could be controlled by the Fire Brigade in the event of a fire so that if the use of the system was introducing more oxygen to the fire they had the option to turn it off. It's a dual purpose control panel and also controls the environmental side. They are separate systems but use the same duct to extract smoke or warm air. In other words, not only would it extract smoke in case of a fire it would also control any heat build-up in the lift lobbies where you could open them to fresh air and allow it to run through the lobbies with the other fan extracting. What would happen is it would by-pass if it was on temperature for environmental with a damper that would open and close. If there was a fire situation when the smoke detector activated the environmental damper would close and the extract damper would open with the fan operating to extract the smoke out of the building.

I saw the large fan for this system before the ceiling in the Atrium went in. It was a cylindrical thing about two meters long. I didn't like the way it was supported so they changed the supports for it. They had screwed rods into the concrete slab and supported the fan but when that fan was on it would have caused vibration noise through the slab especially the environmental one. On the first floor that slab

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connected to the new flats as well as the offices so that would have transferred the noise through. I got them to put anti-vibration mountings on with little springs so that when the fan kicks in you don't hear the vibration and the noise. Now that wasn't in the specification or the design but they all agreed to do it. You still hear the noise of the fan but you don't hear a vibration noise through the floor slab. They routed the duct work for the fans through to the louvre which was the last thing to do. They had to wait for the glass partition to go in before they could finish the louvre off. Knowing where the fan was situated when it was activated I could hear a hum above the false ceiling. If you went outside you could hear the noise of the fan through the louvre, it made a right racket.

Two systems operated within Grenfell Tower for the smoke detectors. Each flat had their own smoke detector and heat detector but they didn't go anywhere. They were just there for the residents. So if there was a fire in the kitchen the alarm would go and the resident would go and see what set it off. This was not an interfaced system meaning that the alarms/detectors did not go back to a fire alarm panel they were separate detectors for each flat. KCTMO and other boroughs have a stay put policy in place. I don't really agree with it a lot of the time as I think you should apply common sense and if you can get out then get out, but if there is a fire you are meant to wait in your flat for the fire brigade to come.

Outside the flats in front of the lift lobby was a smoke detector. That was interfaced into the smoke extract system. In the new riser on every floor the cable goes from the smoke detector into the riser into a interface unit and that's where its all connect into the smoke extract system. In the event of the fire it would sound that detector that would then open a relay that would then sound the smoke extract system and say 'We have a fire'. That would then drive open the fire dampers and activate the fans.

I witnessed the smoke extract system being tested. I was invited via email by Dave HUGHES from RYDONS along with Terry ASHTON (he was the one that had to sign it off) from EXOVA, the local Building Control Officer, three members of the Fire Brigade including the Chief Fire Officer and Matt SMITH the Automatic Opening Vents (AOV) specialist from MAX FORDHAM. We all stood there while the guy from the installation company explained how the system worked. He opened up the control panel and showed the fire officer how to override it. Then they went up and smoked a detector which means the put an aerosol up and sprayed it on the detector to make it activate. It went into full smoke extract and you could see the LED lights on the control panel change over to 'Fan Running'. Then the

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AOV specialist, Matt SMITH took the air flow readings in the lobbies. They are random air flow readings as it has to achieve a certain extract air flow. Matt took them all and came back. The Fire Brigade watched the demonstration and they were happy. They actually said to us at the time "Our policy is that if we do have to tackle this fire we tackle it from the ground up so we wouldn't necessarily be running up the stairs to sort out a fire on the fifteenth floor, it would start from here." And he explained how they would tackle a fire. He liked the idea that the controls when you enter the front door are right there and explained that he also had to ensure the safety of his own fire officers. He said the stairs would have been the best way to go up. I found it interesting and that has stuck with me. That system got signed off.

It was part of the electrical inspections to check for the presence of smoke detectors and heat sensors and identify where they ran to. I reported on two issues. Firstly in the new flats, ground and first floor, they put smoke detectors in the hall but no heat sensors in the kitchen so we pulled them up on that and it went back to MAX FORDHAM. That's the only thing we found on the fire alarm system that we thought they had got wrong and to be fair they put the heat detectors in. Secondly I when I inspected the detectors in the basement I followed their feeds but they never went anywhere. They weren't linked into any of the fire detection systems meaning that they were simple stand-alone smoke detectors like the ones in the flats.

Before the refurb they went to a fire alarm panel in the lobby and there used to be concierge who would be able to monitor it but all that went. They got rid of the concierge and ripped the old panel out. I didn't know where these detectors were meant to go back to.

I raised it in a report dated 16/03/2016 stating "Existing detectors are not connected to this system (smoke vent system)". RYDONS commented on 15/06/2016 "Not in contract. Noted on latest FRA done by Carl STOKES". When I questioned the KCTMO they said "But its on the Fire Risk Assessment" and I'd say "What Fire Risk Assessment?" and they'd say "The one done by Carl STOKES". It therefore wasn't part of the refurb works. It was all due to be done at another time with the old Finger Blocks. When they put the new boilers into Grenfell Tower they were going to take parts off the old boiler and cannibalise it and carry on using the existing old boiler for the finger blocks which we thought was short sighted. These boilers were on their last legs anyway so to keep an old boiler, you see it all goes back to cost again. Why not, when they were doing Grenfell Tower, would they not do the Finger Blocks? You got all the brand

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new pipework there, the gas main there and it would have just been the cost of putting another brand new boiler in.

The KCTMO were holding site meetings once every two weeks and we thought we weren't allowed or thought we were not needed by KCTMO as we initially never got invited. No residents were ever present it was only professional representatives of the companies involved in the works. I kept telling them that I felt it would be a benefit if we (John WHITE and I) were in the meetings and John kept saying to Claire that we need to be in these meetings to support you and back you up because if anything is mentioned, mechanical or electrical or even the build, you won't be able to understand what they are going on about or what the consequences are. Eventually I think Neil REED of ARTELIA convinced Claire Williams that we should attend the meetings but it must have gone a year before they suddenly realised that we added value and we were allowed to go into them.

We got invited and tabled our report. At first, and this went on for months, we would table our report and RYDONS wouldn't reply to it or answer it. You'll see this in the reports, they just don't answer until eventually you'll see them start. This is because they wouldn't recognise us at the meeting. They wouldn't comment on anything we said and I think they saw us as a problem because we were reporting it as it was and they didn't want that. We were exposing them. Don't get me wrong, no one told me to keep my mouth shut or anything, but even if that did come about I cannot be that kind of person. If somethings wrong I'll report it even if someone tells me off afterwards and says I should have kept my mouth shut, I can't do it. I'd back it up in the report. If someone said something like that I'd put it in the report so I have it documented. I've always been like that.

As the refurbishment works progressed RYDONS kept getting further and further behind. I tabled a report saying how far behind RYDONS were and no one batted an eye lid. You know, if you were supposed to be fifty percent done and you are only twenty percent done. No one seemed to care. It just went on and on and on. The KCTMO, Peter MADISON, just didn't care. It was almost as though they thought "Well it will get finished when its finished". There were a few times when I said "Well what's the use in having a programme?" "Why are you issuing a programme out to us when you can't even achieve the PC date?". Things like this effect how people get paid and that but we were never directly involved in that side of things so I don't know what happened. ARTELIA then started to take up the

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mantel and they were saying the same "Well guys you do need to get finished. You need to get to the point where we can give you a practical completion certificate."

There were one or two meetings when ARTELIA laid it on the table and said to the client "You are struggling to get practical completion here. There is loads of stuff that needs doing, you still haven't got the paperwork in place." It didn't seem to resonate with them Steve BLAKE, Peter MADDISON or Claire WILLIAMS. It was like they had their own agenda with RYDONS. I think Peter MADDISON and Steve BLAKE had worked together before and that may have been how they got the contract. Out of those three they were there on one side and we were on the other saying "You know your jobs got to be finished we need to get to a point where we can sign it off?" I think in a couple of those meetings I thought "This doesn't seem to bother anybody" and that was strange and I know ARTELIA felt the same. It was like "It'll get done when it gets done". Off the record I think I said to ARTELIA "I think Peter MADDISON and Steve BLAKE are sleeping in the same bed", it just didn't seem to bother anybody. When we would say you're not going to finish they would just look at each other and say "We'll have a conversation about that". On other jobs when we come to that it's taken very seriously. You know if I'm in a meeting with a boss and I say "I don't think you're going to meet PC" they'll go and get hold of the sub-contractors and say "I've just heard this from Silcocks, what's going on? Are you going to be finished?" And that's the difference, that's the contrast. That happens on a lot of our jobs. We've just told the client on one of our other jobs that they're not going to make PC and I think the client is going to sue the main contractor.

Anyway, towards the end KCTMO told us that they no longer wanted us to issue any reports and to just do a sheet with what's outstanding on so what I used to do then is just table a sheet witnessing what was left to do. You see my reports were very detailed. They contained how many flats were done, how many they were working in and how many they couldn't get into and they are very very detailed the whole way through. My reports are part of John Rowan and Partners ones but I also did my own to provide historical evidence from a contractual point of view in case anything went wrong between KCTMO and RYDONS. We, John Rowan and Silcock Dawson, were trying to protect our client, KCTMO making sure the works not only got finished on time but also to a high standard.

Anyway in the end these sheets just provided a brief snapshot of what was outstanding. I think in total

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there are around forty-three reports that I made throughout the refurbishments. Towards the end we had two or three close meetings to finish it all off.

In my opinion, Claire WILLIAMS didn't have a clue. She did not have a clue and she was project manager. I know in conjunction with Grenfell she was project manager for small, what I would call piece meal stuff, supervising the kitchen and bathroom replacements. I mean this isn't rocket science. You go in one day and see an old one, go the next day and it's all empty and go back the next day and it's got brand new stuff in. There's not a lot to challenge her in that sort of work. Whether she was a qualified project manager I don't know. It was the things she said. I'd ask her questions and she'd reply with "Oh I'll let you know" you know instead of grinding it down. What do you mean you'll let me know give me a date.

I was really getting into them and challenging them and it left me thinking "What?".
in some of the meetings I attended I heard about issues with access to flats. This was also repeated to me by the TLO. There was apparently a core of residents, whether this was an association or not I don't know, but this core of residents said "I don't care what happens here they are not coming into my flat". Some of them were forcing the others to keep with them by saying "You are still with us aren't you, we are going to stick together here". There were apparently some that were saying "Well I don't see anything wrong with them coming in to do my flat" but the stronger ones were saying "Oh no don't let them because once you let them in your rents going to go up and this and that is going to happen".

The RYDONS foreman Dave HUGHES and Claire WILLIAMS would openly state they had some really stubborn residents but I do not know who they were. I think these residents were eventually sent a legal letter saying that KCTMO had the right of access to carry out essential works to the property. I don't know the exact outcome but we got in them in the end.

On the whole a lot of the residents were happy. When you went up and down the lift you got general complaints about the noise and the banging but this is normal on such a large scale project. I thought the organisation was a bit loose. They would make appointments with someone and that person would not turn up, this happened quite a few times because RYDONS had fitters, double glazing guys, all different sorts of guys who would have to get into these flats such as painters and the one who did the window sills after the window went in. Every so often there would be a no show and it would be foreign labour. People

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were upset at these appointments being missed and the amount of different people they had coming into their flats. There were loads of different trades so you had people in your flat to put the central heating in, someone coming into your flat to do the double glazing, someone coming in to do the wiring, to put in a new extract fan in the window so there were multi visits and I think some of them had lost patience with the whole scheme. On the whole though the residents were very polite and happy with what was being done as they were told that because of the double glazing and the heating system they would hardly have them on because it is so efficient. Whatever bills they were paying beforehand, whether this was included in the rent or not, the new fit would be a cheaper system. They had quite a few teaching days organised by RYDONS and update meetings but not many residents turned up for those. There was a show flat and they would show where radiators would be, where pipework was coming in and how things would be boxed in. These viewings were advertised in a newsletter that the residents received. Me and John were in it one day introducing us as the new Clerk of Works. Fliers also got posted with the information on what was being done week by week informing what floors we were on, whether lifts would be working or JCBS were on site. There was also an open office for KCTMO and RYDONS where the residents could go if they were unsure of anything. Information wise I think the flow of information to the residents was quite good.

I met every resident that lived inside Grenfell Tower. No one ever asked me how felt when I saw it on the news. I've driven past there twice and its horrible. I had met those that perished, it's not a nice thing. We went into their flats. Me and John made sure as we would regularly ask "Are you happy? Are there any of the works you are not happy with? Are any of the workers rude to you?". I mean there was a language barrier with some of them but the others said "Great, great". I mean we even went back a few times as people didn't know how to turn their heating on so we went up and showed them. We were accused of doing too much at times but that's just who I am. I couldn't leave people not knowing how to work the basic things in their own homes.

I get the tube and every now and then I pass there and it's really not nice. Some people have said that they should leave it as a monument for how they treat social housing and how the Government treat people who can't really afford things. You know someone who has fled a country. Alright some of them are fiddling and we went into a few where there were too many beds but they really are being treated like second class citizens. Some didn't have hot water and that should be a 4 hour turn around on a

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maintenance contract. Some of these people didn't have hot water for a week. How did they get a bath? Were they getting up in the morning to have a freezing cold wash? How did they wash there pots. I heard the odd thing about this and maybe some were just the odd snide remark but I had some that would just say when I sat down with them 'I've no hot water all week'. The heating would go off. What happened with KCTMO is that if the boilers go down they didn't just go down in Grenfell Tower, there were things called 'Finger Blocks' and they would lose there heating. Everyone would lose their heating all because a maintenance guy can't go round and check the thing is working the way it should do. So that was the kinds of feedback that I would get. All the time I was there. It wouldn't surprise me if it's still the same now.

There was a landing there where the lighting is on 24/7. I reported it so many times that I gave up in the end. The lighting is on 24/7 down one of the landings, how did people get to sleep? This was opposite Grenfell Tower, Barandon Walk. I was told "We'll look into it, it's not high on our agenda."

After the refurb KCTMO found out that the gas main in Grenfell Tower had perished. It was heavily corroded within the service riser and so they were getting a company in (I think Transco or British Gas) to renew the whole gas main internal to the building. They invited us to give a fee proposal but because the works had started and we were late on getting back to them they told us to leave it. I was surprised by this as we had done all of this quality assurance work for KCTMO and when it came to putting in a gas main they didn't want us to check it, unless they got someone else. I don't understand how they could put a gas main in without someone independent quality checking it unless the company doing it gave them so many re-assurances.

I don't know who is responsible for what happened but I do hope they get to the bottom of it, I really do. I think the residents could have been treated better. To be honest with you there was a little bit of pressure on, typical during refurbs, to get the works finished against the resident's comfort. Because the works went on for so long, that wasn't fair to the residents. If the KCTMO were a bit more professional in their management and organisation they could have got them done a lot quicker. I think it was unfair for the residents to suffer as long as they did. It was a good job when it was finished. It looked really nice. The flats looked nice, the kitchens were nice, the heating system was better and more efficient. There were a lot of benefits. It's such a shame what happened. One of the things I'm really glad about was my

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reporting because its bang on there is nothing missing. If there was something I did not like the idea of or I was not going to get an answer to, I copied and pasted it into the report and documented it.

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