

Grenfell Tower Regeneration



Notes from the Grenfell evening meeting

14 November 2013

Scope of works: The works entail replacement of the communal boiler system, and related heating and hot water pipework within the flats. The exterior of the building is to be overclad including insulation to make the building more energy efficient. There will be ancillary works resulting from the above, specifically renewal of the fire/smoke systems in the communal lobbies and redecoration of the communal lobbies as well as improvement to the entrance and external environment. The nursery and the boxing club and the office are all to have refurbished accommodation, and 7 new flats for social housing are being formed at lower floors.

Scheme progress: The report is that the scheme is on programme to start on site in Spring (April/May 2014). The outstanding planning issues have been dealt with, and despite the fact that we do not have final permission, there are no design issues that will impact on the scheme tender (costing). The tender will go out in November to the 5 contractors who expressed interest through the OJEU (regulatory procedure) who have met the required standards through the Pre Qualification Questionnaire (PPQ).

Nov/Jan	scheme being tendered
February	evaluation and appointment
March/April	contractors gear up
April/May	contractors on site

It was discussed that the scheme would involve noise and disruption, and that the selected contractor would have to work with the TMO and residents in terms of sequence of work and safe access to the building and so on.

Next events

- 1 November/December – drop in session at flat within block to look at heating system, look at payment options for the heating system, talk to our mechanical and electrical engineer/designer of the system. The heating is a complicated issue from both design and billing aspects.
- 2 Resident involvement in contractor selection: Residents have already been involved in reviewing contractor's suitability, and any residents who want to be involved in the contractor interviews can contact the project manager, Claire Williams on cwilliams@kctmo.org.uk.

Issues raised

A Procedures

- a) Apologies: Claire Williams apologised that the mechanical engineer was not available at this meeting, as preparation of the tender documents had meant that the design team were under pressure and as many of the queries were about billing this needed to be considered further. See meetings due above.
- b) Notice of events: Comment was made that 6 days notice was not enough, in future the TMO will give 7 days notice of future consultation events.

B: Service charges

- a) Gardening works: A leaseholder noted they were charged for gardening for areas that are either part of the KALC scheme (hoarded). Siobhan Rumble of the TMO noted that charges are paid based on annual estimates and these will be re-assessed when actuals are known.

- b) Heating costs: There was a request from several leaseholders that heating be a separate charge if possible, so that if the property was to be let that the occupier would pay this direct themselves. It was agreed that residents will be consulted on the proposed approach to heating charges.

Leaseholders with service charge queries should contact the Home Ownership team direct.

C Heating

a) It was asked if alternative pipe routes could be considered in relation to people's furniture layout. This will be looked at, as the flats have a repetitive design there may be limited options.

b) Draft Frequently Asked Questions (FAQs) were circulated, and residents were asked if there was anything missing that they would want to see in this information sheet.

D Sequence of working

There was discussion over this. In the tender documents the contractor has been asked to get the heating works undertaken at the start of the contract in the spring when the communal heating system will be turned off.

The chosen contractor will bring proposals to the table as to whether the external cladding will be done simultaneously, based on their programme. If the TMO prescribed a sequence this would impact on the price.

E Removal of canopy

The removal is a planning requirement, requested by the Architectural Appraisal Panel who are an advisory panel. The TMO have had no choice over this, so in response a proposed window design has been put forward to counter-act the issue. It is understood that the window design will need to be approved under the 'conditions' of the planning permission. In response to queries, Siobhan Rumble noted that in the last 12 months she has been aware of 2 incidents, both of which were attended by herself immediately upon being reported and residents have been 'read the riot act' about this behaviour. No residents were able to report who they felt were culpable of this anti social behaviour. It was reported that there were no CCTV cameras looking at the windows – they are only on the front entrances.

F Background and historic information

Selection of contractors: Contractors who have not expressed interest via the OJEU process cannot now be considered – if they were keen they would have picked up the tender query as it is published throughout Europe with clear closing dates for making contact.

Fees: The fees for the project (total budget £9.7m) cover professional fees – legal, structural engineer and so on. The fees are within the anticipated scheme costs. It was noted that the majority of any fees are paid before starting on site, as this covers the working up of the scheme details to tender/costing stage.

Planning applications: The scheme was originally sent to planning in 2012, but there were design changes required which meant the scheme needed to be resubmitted. The full funding for the scheme was only made available in 2012/2013, which ties in with our current programme. The planning process is not within the TMO control, it is part of the Royal Borough of Kensington and Chelsea statutory system.

Grenfell tower and the Kensington Academy and Leisure Centre (KALC) It was assumed that the Grenfell tower scheme could be negotiated with contractor Leadbitter, (who now have been taken over by Bouygues) who are building out the KALC. However, agreement could not be reached over the price for the works and it was agreed that the open tender process afforded by OJEU was the best option. There was never any arrangement for the schemes to progress simultaneously.

End of meeting Residents were thanked for attending and their comments are noted as above.