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**From:** Peter Maddison <pmaddison@kctmo.org.uk>  
**Sent:** 03 January 2014 15:04  
**To:** 'Cllr.Blakeman@rbkc.gov.uk'  
**Subject:** RE: Contractor Mullaley's

Happy New Year to you too!

Thank you for this information. Yes Mullaley are one of the shortlisted contractors for the Grenfell job.

I have worked with them in the past and have found them to be ok. As ever, the success of any job depends on the strength of the team on site.

We will need to make sure that we put Mullaley through their paces through the quality assessment and get to the bottom of this.


Regards

Peter

**Peter Maddison**  
**Director of Assets and Regeneration**



t: [REDACTED]  
m: [REDACTED]  
a: The Network Hub, 292a Kensal Road, London, W10 5BE

 Before printing, please think about the environment

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**From:** [Cllr.Blakeman@rbkc.gov.uk](mailto:Cllr.Blakeman@rbkc.gov.uk) [<mailto:Cllr.Blakeman@rbkc.gov.uk>]  
**Sent:** 03 January 2014 12:34  
**To:** Peter Maddison  
**Subject:** Contractor Mullaley's

Happy New Year!

Are they on our short-list for Grenfell Tower?

JB

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**From:** Paul Dimoldenberg [<mailto:PDimoldenberg@quatro-pr.co.uk>]  
**Sent:** 03 January 2014 11:59  
**Subject:** Press Notice - HALLFIELD ESTATE REPAIRS FIASCO

**WESTMINSTER CITY COUNCIL LABOUR GROUP**

**PRESS NOTICE**

**3<sup>rd</sup> January 2014**

## HALLFIELD ESTATE REPAIRS FIASCO

The famous Hallfield Estate in Bayswater is at the centre of a major bust up between Westminster Council and the contractors, Mulalley's. The estate is a highly regarded listed estate of 14 housing blocks built in the 1950s by Lasdun and Drake. The Council has a history of neglect of this fine estate but in May 2012, the Council agreed a contract with Mulalley's for the renovation of all the housing blocks.

Now a report to Councillors in December 2013 says;

"External repairs and window replacements have been underway on the Hallfield Estate since May 2012 but progress has been exceedingly slow. Whereas completion of works to all 14 blocks was originally expected to take 127 weeks, works are only partially complete to 3 blocks after 85 weeks. Residents have regularly complained about the quality of work."

During 2012 and early in 2013 a number of problems began to appear:

- Listed building consent was refused for kitchen and bathroom windows
- Electrical conduits buried in cement were failing earthing tests
- New floors were short of specification
- Failure to commit to proper manning levels to fulfil tasks

All this has culminated with furious residents complaining that, yet again, the Council has failed to carry out repairs and maintenance at professional levels. The Council has now agreed a compromise agreement with Mulalley's to end the contract. The Council report says;

"Of the options available to the City Council for completion of major works to Hallfield Estate an early mutual termination of the existing contract appears most favourable."

Councillor Guthrie McKie, Labour spokesperson for Housing, says;

"What a shambles. How on earth could this happen with all the checks and balances that one would expect in a contract of this type. At the very start the Council should have appointed its own Manager to oversee the contract on a daily basis. The management and overseeing of the contract should have been given the highest priority so that problems could have been resolved as soon as they appeared. Hallfield residents are entitled to an explanation by the Council on why they allowed this contract to deteriorate to this level of incompetence."

ENDS

Contact Councillor Guthrie McKie on [REDACTED]

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The Royal Borough of Kensington and Chelsea.

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