

Grenfell Tower Regeneration Newsletter

February 2015



Respite from noise: you are still welcome to use the community rooms and the flat in Whitchurch House for some peace and quiet until the end of February. The flat is open 9am-4pm every Monday to Friday. It has a sofa and television; tea and coffee are also available. The furniture will then be moved to Flat 145 in Grenfell Tower and you can use that instead while work is being carried out in your home. If you would like to use any of these facilities please contact Rydon's resident liaison officers.

What's been happening?

Consultation: thanks to everyone who came to our drop-in consultation session on 29 January. We looked at the proposed new layout of heat interface unit in Flat 145, which will cause less disruption for the plumbing installations and decor. There are some choices involved with the pipework run locations. Rydon will visit every flat and ask for written confirmation of the chosen layout before work begins. In the meantime you can look at the proposed layouts on the website and an FAQ (frequently asked questions) sheet on the heating system.

Samples of the new double glazed windows were on display (see below). Most of you were pleased with them and gave us positive feedback. We've answered any questions you may have about the windows on the FAQ sheet available on our website.



The site is getting regular visits from RBKC building control officers. They are working closely with us to ensure that all technical aspects of the work meet the requisite regulations.

The demolition of the top of the external staircase has now been completed.



Cladding angles being installed from the mast climber

The communal heating works are also nearly done; a sample cupboard and ceiling is on the 14th floor to understand how the finished job will look.

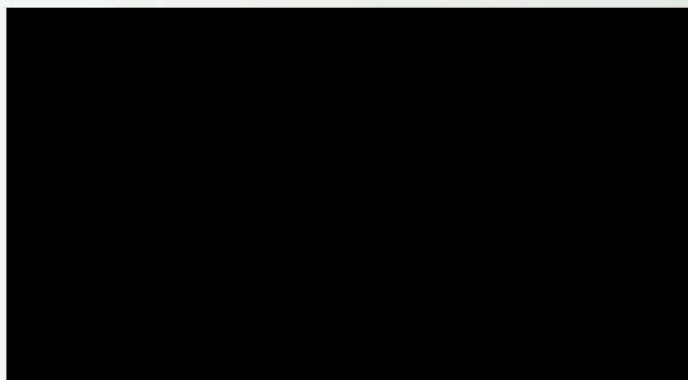
The grid work for the new windows is underway.

New resident liaison officer: Rydon has recruited Lynda Prentice, Resident Liaison Officer, to replace Maxine Igbinedion. She is now on site and, if you haven't met her yet, she'll be coming round to introduce herself.

Clerk of works: We've appointed two TMO clerk of works to monitor the progress and evaluate the quality of work being done to the building. They will need to gain access to your flat from time to time inside your properties to do inspections, which will be organised by Rydon's resident liaison officers.

Tony Batty (bottom left) will review the mechanical and electrical work. He has over 13 years' experience in designing mechanical and electrical systems as well as 20 years' experience as an on-site project manager.

Jon White (bottom right) will review the general building work. He has over 40 years' experience in the construction industry.



The Royal Mail is allocating new addresses to the new flats we're creating. Whilst it is unlikely that all existing addresses will be affected, the floor level numbers will be changed. We will keep you posted!

So, what's next?

- Complete demolition of the lift shaft and concierge area:



- Mast climbers will be installed on the south elevation (facing the walkway).
- Satellite dishes: all satellite dishes will be removed from the south elevation so that the metal cladding angles can be fitted.
- Window installation will start.
- Complete steel work to the mezzanine floor and form new floor slab in the old boxing club area:



- Complete the fitting of light switches, light fittings and sockets in the new homes formed on two of the levels:



Contact details

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Work within the flats will begin in March 2015; generally starting from floor 20 down. You will have a letter from Rydon asking to survey your property 2 weeks before.

Stage 1: installation of electric points for the HIU (heat interface unit) and relocation of existing door entry handset.

Stage 2: install the HIU in the hallway.

Stage 3: installation of pipework from the HIU to every radiator in the flat.

There will then be a pause before:

Stage 4: connect the water mains to the new system.

Stage 5: connect radiators in the flat to the new pipework.

Stage 6: boxing in above the front door and old window removal and fitting new window trims.

Stage 7: commissioning and testing the new heating system.

Paying for heating and hot water: a pre-payment meter will be installed in each flat so you will only pay for how much heating and hot water you use (instead of a proportional rates depending on the size of your home). A sample meter has been available at consultations and the FAQ is available on the website. The TMO will be holding sessions with residents and individually to explain the new remote metering and billing system.

Grenfell Tower online: keep up to date with regeneration of Grenfell Tower by visiting www.kctmo.org.uk, click on Assets and Regeneration on the left hand side, then 'Grenfell Tower Regeneration'.