

The residents' meeting was arranged to update residents on the design development and progress of the planning permission. The main focus was on the design changes requested by the planners, and responding to residents' questions.

The planning drawings shown at the meeting will be available for all residents to view in the room beside the concierge office on the ground floor of Grenfell Tower.

### **Design development and planning permission**

- RBKC Planners have asked that the canopy is removed as part of the proposals. The design amendments have been made in response to direction from the planners. When we have discussed this proposal with residents, you have raised concerns about safety, we have therefore made the following amendments to the design to address these concerns:
  - A pergola planted with climbing plants and covered with mesh netting is proposed alongside the entrance to the nursery.
  - A small canopy has been introduced over the main entrance to the building at ground level.
  - Two types of windows have been introduced. A small casement window which can open fully internally, and which has slots across the outside. This will prevent anything being thrown from the window. There is also a larger tilt and turn window, which will have opening restrictions, but can with a key be fully opened for cleaning only.
  - The windows will be slightly larger than at present to offset the bulkier frames, so the overall area of glass and light to the room should be the same. Studio E Architects have also checked and modelled the ventilation requirements to all rooms from the various options on windows, and all are acceptable. It was confirmed that we would let residents see a window sample so that residents could better understand how the windows opened, security arrangements, and how they could be cleaned.

### **Heating and hot water**

- Grenfell Tower will have its own new boiler, risers pipes will be located in communal areas on each floor, and each flat will have individual heating control. The pipe work within flats will be surface mounted. It is proposed that as part of the development of the design, that one of the void flats will have the works carried out ahead of the main works starting, so that tenants can see for themselves the proposals.
- Peter also confirmed that we will come back to a future meeting with more detailed proposals on the metering of heating and hot water. It is proposed that residents will have the ability to control the heating within their own homes. The TMO is also in discussions with a number of energy providers to see if they can provide some grant funding to the Grenfell Tower proposals.
- Residents wanted assurance that on completion of works, there would be good availability of hot water and water pressure within their homes. We can confirm the system will be designed to suit the energy needs of the residents. We will come back to a future meeting with detailed proposals when they are developed.

## **Budget Update**

- Peter confirmed the TMO and the Council are committed to the regeneration of Grenfell Tower and a budget of £9.7m had been authorised to fund works. This funding is secure. The budget for Grenfell is considerably more than is being spent this year on all TMO housing stock and it is important that the project delivers the best quality of work and value for money.
- The cost consultants have stated that the funding available is sufficient to carry out all the proposed works. However, to ensure we are able to evidence value for money, it has been decided to tender the works to the market.

## **Procurement and resident involvement**

- The works will be governed by European procurement regulations (OJEU) and we will use the tendering process to obtain best value. Key criteria include experience in working with residents and working on high rise buildings doing the sort of works proposed for Grenfell Tower.
- Further development work is required on the full procurement process. We hope to undertake the formal tender in the autumn and it is thought that works will start early in 2014. The exact timing of the procurement cannot be guaranteed and is dependent on the timing of the planning permission.
- Post meeting note: in response to a question at the meeting, we can now confirm the tender will be via the restricted OJEU process. We have now been able to submit a pre-qualification survey to assess contractor eligibility for the restricted tender process.
- Peter confirmed that resident representatives would be part of the tender selection process and we would come back to the next meeting with details of this.

## **Other**

- Residents queried the timing of certain elements of the works and whether the heating or the cladding and new windows would be carried out first. Peter explained that the contractor will be the expert on programming and carrying out the works, and will work with residents over the timing of the various activities.
- In response to a question on section 20 consultation for the communal heating contract, it was explained that this information related to the maintenance of all communal boilers for the housing stock, and was separate from the proposals for Grenfell Tower being discussed.
- Peter stressed the importance of ensuring that residents were fully briefed on the proposals as they develop, and had an opportunity to make comments on the proposals at all stages.