

# Project Progress Report



Project Manager: CLAIRES WILLIAMS

Date: 19 August 2014

Project Name:	GRENFELL TOWER REGENERATION PROJECT
Project Code:	G9976

## Description of work

The regeneration works include external over-cladding, new windows, replacement of the communal boiler and hot water system with associated cold water mains work together with new individual heating systems within the flats. There is also fire safety and ventilation works to communal areas as well as cyclical decoration subsequent.

The works also include provision of 7 no new homes and re-provision of the boxing club and nursery and the Lancaster West housing office.

In May 2014 it was agreed that if the housing office was going to move into the EMB meeting rooms to facilitate works, then perhaps the office accommodation proposed could become flats. As a result a planning application was submitted to replace the office with 2 no 2b/4p flats in June 2014. This is due to be determined at the end of August 2014.

The ground floor area is also being reviewed with the potential change of the concierge area and meeting rooms into community rooms. TMO are considering the level of community facilities at Lancaster West as part of this proposal.

Property list: (insert link)

## Service Providers

Contractor	Rydon Maintenance Ltd (Simon Lawrence Contracts Mgr, Simon O'Connor Project Mgr, Jason North and George Kennett site managers)  RLO mgr: Nicola Donnelly, RLOs: Christina Stephanou and Maxine Igbinedion
Lead Consultant (employers agent)	Artelia (Philip Booth, Peter Blythe, Chweecheen Lim)

and PM and QS)	
CDM Coordinator	Artelia (Keith Bushell)
M&E consultant	Max Fordham (Duncan Campbell and Matt Smith)
Structural engineer	Curtins (Stefano Strazzullo and Suleyman Ekingen)
Clerk of Works	JRP – building works and their sub-contractor Silcock Dawson – M&E
RLO	tbc
Others	

Key milestone	Planned date	Revised date	Achieved date	Explanation
Tender for CA			2012	Part of the RBKC procurement of the KALC project
Appoint CA			2012	
Brief CA	N/A		2012	
Section 20 Stage 1 Notice	N/A			
Committee Report (Specification Approved)	Various			
Planning approval due	1 Sept 2013	November 2013	10 January 2014	The original planning application was withdrawn as there were funding and design issues. A second application dated August 2013 was approved. The unilateral undertaking was signed off on 7 November 2013, and enacted December 2013. The planning approval was subsequently rec'd in Jan.
Out to tender	15 Oct 2013	November 2013	November 2013	
Tenders Returned	Jan 2014	February 2014	14 Feb 2014	Due to several contractors asking for an extension because of the Christmas period and getting in sub-contractor prices, the tender return date was extended until Feb.
Section 20 Stage 2 Notice	N/A			
Committee Approval	27 Mar 2014		27 March 2014	2014/15 capital programme report was taken to Board by Peter Maddison. It was agreed to expend £350k to bring forward contract works to get to agreed budget – cladding/planning being highest.
Key Decision Report to RBKC	Apr 14	June 2014		Report to be issued post election, the aim also being to report that contract ready to let to Rydon within budget. Also comment on adjacent boundaries with Rydon and also lack of recharge to leaseholders.
Letter of Intent Issued-Pre Construction Agreements	Apr 14		22 May 2014	A pre-construction agreement dated 22 May 2014 for the preparatory works up to £350k. A second pre-construction agreement is awaiting Rydon's signature to give them some comfort until the contract documents are in place. Contract docs instructed June 2014.
Contract documents signed/sealed	Apr 14	July 2014	August 2014	Outstanding issues of contract signing are the parent company guarantee and a wording over liability.

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Start on site	Apr 14	June 2014	2June 2014	Rydon set up in ex-nursery space within Grenfell
Complete on site	June 2015	4 Sept 2015		
DLP	12 months			
Final account	tbc			
<b>Other Milestone dates:</b>	1 July 2014		29 August 2014	Discharge of planning conditions (materials, specifically cladding)

### Key Performance Indicators

	TIME			COST			QYUALITY	RESIDENT SATISFACTION	
	% of works completed	% of works expected to be completed	% Of Works Completed Against Agreed Programme	Actual monthly spend	Projected spend	% of Actual Expenditure Against Projected Expenditure	Clerk of Works Quality Assessment (Score out of 10) (Monthly)	Questionnaire Response rate	Overall Customer Satisfaction as a %
April	n/a								
May	n/a								
June	n/a								
July									
August									
September									
October									
November									
December									
January									
February									
March									

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# Progress Report: Grenfell tower

## 1. Progress overview

27 March 2014 KCTMO Board ratified Rydon as contractor, and gave approval for expenditure of up to £350k to get to acceptable contract price.

### April 2014

- Joint announcement with RBKC that Rydon contractor on board
- Initial meeting with Rydon to discuss contract costs and their alternative tender options

### May 2014

- nursery moved out of Grenfell
- meeting with planners, who subsequently visited Chalcots scheme to look at cladding, and asked for alternatives
- change of use planning application submitted for moving boxing club to Lowerwood Ct on a temporary basis
- Rydon meeting energy grant funders to gauge exact funding available
- meeting w Bouygues on adjacent site to agree programmes and safe working

### June 2014

- 2 June Rydon established in office within building
- 12 June first joint newsletter out to residents
- 12 June change of use application submitted for changing office to 2 flats
- 16 June community rooms handed over (old estates services room)
- 16 June – new housing office works started
- 26 June first Rydon coffee morning at flat 145
- Wc 23 June Signage installed for pedestrian access around ramp demolition
- W/c 30 June – tree and ramp removal start

### July 2014

- Query from cllr and resident re ramp removal
- Boxing club move out of Grenfell
- Works to housing office and boxing club on site
- Demolition of the canopy and strip out social services
- 17 July Lanc West RA AGM – disbanded as chaotic (Sam DeHaan)
- 18 July meeting w RBKC to co-ordinate responses to Mr Daffarn
- Negotiations with Bouygues to understand ground works and sequencing to ensure no H&S issues
- Rydon resident profiling starts – top 10 floors written to, appts to be made
- New RLO, Maxine, starts
- Rydon hold first design team meeting

## 2. Quality of work

Start on site for 2 clerk of works from JRP to be agreed, potentially Sept/Oct. One monitoring general building works, with their sub-consultant Silcock Dawson on M&E works.

## 3. Costs

The costs for the scheme have been approved at £9.7m. A report was taken to RBKC Cabinet on 19 June which approved an increase in total scheme costs to £10.3m.

The contract sum will be £8,556,133, under a JCT Design and Build Contract.

#### **4. Risks**

- 1 Costs escalate
- 2 Programme and costs being impacted by adjacent KALC site: Bouygues are close to their contract completion date of December 2015 and may limit access to areas for Rydon's works (eg installation of mast climbers). There are likely to be some works in the Bouygues contract that are not completed because of practicality or their contract interpretation. A meeting is planned to be held in September to bottom out these items with RBKC and the TMO and to understand implications.
- 3 Lack of resident engagement leading to possible resident dissatisfaction because of noise and dust, which then impacts on access. Note comment re Resident Association meeting of 17 July.
- 4 Bad publicity

#### **5. Complaints**

The Grenfell Action Group blog continues with negative comment.

There has been a complaint from a resident in the adjacent finger blocks about ramp removal (received in Jan 2014, before Rydon appointed); which has been taken up by Cllr Blakeman and is being dealt with by Kiran Singh/Peter Maddison.

#### **6. Activities planned for the next reporting period**

##### August 2014

- Housing office open for business
- Temporary access to be opened up for podium access into block
- Enabling works at Lowerwood Court completed for boxing club temporary occupation- 1 August
- Contract documents in place
- Planners to respond to cladding proposals by 29 August
- Grant funding to be firmed up, which will be income to the scheme

**Report updated by: Claire Williams**

**Date : 19 August 2014**

**Link to the progress reports from previous months:**

[G9976 - Grenfell tower - May 2014.docx](#)

[G9976 - Grenfell tower - June 2014.docx](#)

