

Message

From: Rock Feilding-Mellen [cllr.feilding-mellen@rbkc.com]
Sent: 05/01/2017 09:00:11
To: Peter Maddison [pmaddison@kctmo.org.uk]
CC: Johnson, Laura: HS-Housing: RBKC [laura.johnson@rbkc.gov.uk]; Johnson, Amanda: HS-Housing: RBKC [amanda.johnson@rbkc.gov.uk]; Baillie, Thea: CP-Gov: RBKC [thea.baillie@rbkc.gov.uk]
Subject: Re: Draft Response to Cllr F-M

Thank you.

Happy to discuss briefly this morning (although I won't have had time to review all the attachments below).

However, I want the members of HPSC sub-group to be able to hear and analyse your answers, which is why I asked for a meeting with Cllr Mackover et al. I do think it's important for us to have the HPSC satisfied in case problems arise. Can we try setting up that meeting ASAP?

Thanks,

RFM.

Sent from my iPhone

On 4 Jan 2017, at 19:15, Peter Maddison <pmaddison@kctmo.org.uk> wrote:

Dear Cllr Feilding-Mellen

Happy New Year to you.

I understand that the issues you raise are now included on the agenda for Policy Board tomorrow morning. I will attend to discuss.

In the meantime, I would respond to the issues your raise as follows:

Resident Engagement and lessons learnt from Grenfell Tower

Resident engagement at Trellick to date has been constructive and cordial. There has been none of the aggression or hostility experienced in the run up and delivery of the Grenfell Tower works. The work to Trellick will be significantly less intrusive – with limited work within residents' homes and access to the building being via scaffold hoists, rather than the residents' lifts.

The attached reports highlight our approach in the context of our experience at Grenfell Tower:

1. <!--[if !supportLists]--><!--[endif]-->The KCTMO Board Review of the Grenfell Tower project
 2. <!--[if !supportLists]--><!--[endif]-->The KCTMO Board report approving the Trellick Tower works contract
 3. <!--[if !supportLists]--><!--[endif]-->A summary of our approach to resident engagement at Trellick Tower
- I have also reviewed the list of issues raised by Cllr Blakeman – KCTMO's response to Cllr Marshall is attached. The 15 points raised by Mr Collins are also attached. I am confident that the issues raised are in hand in relation to the works at Trellick.

Warranties for Redecoration

The issue relating to the repair or renewal of the windows was considered as part of the issues paper that was presented to Policy Board in July 15 (copy attached). The current approach and scope of work was agreed at that time.

A key factor relating to this decision was that RBKC needed free access to the area in front of the blocks to enable the development of Edenham Way (then anticipated to commence in autumn 2017).

Furthermore, the decision to let voids properties on intermediate rents will give the opportunity to review the options for the building in the medium term. So in 7 years time, when further work may be required to the exterior of the building, it may be possible to consider alternative options in the context of the tenure mix at that time.

To achieve any extended warranty for external redecoration works would require increased level of work and additional cost. The following is the advice I have received from Baily Garner on this matter:

"Paint Treatments

In respect to extending the life expectancy of any coating, this will only be possible if the existing coating is removed back to the original timber substrate.

This process would require either scraping, sanding or mechanically removing coatings and would significantly increase the cost and programme.

It is also unlikely that any physical warranty or guarantee will be provided over and above what is currently presented by Dulux.

Another possibility we have investigated is the use of a specialist paint for certain environments including marine, however, again they would require a level of preparation and treatment which would significantly increase the cost and unlikely again to be indemnified by a specific warranty or guarantee. As you will be aware, warranties and guarantees are not typically provided on external decorations."

KDR Leasehold Write-off

I am happy to discuss and provide any further information that may be helpful

Regards

Peter


Peter Maddison
Director of Assets and Regeneration

<image001.jpg>

t:

m:

a: The Network Hub, 292a Kensal Road, London, W10 5BE

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From: Rock Feilding-Mellen [<mailto:cllr.feilding-mellen@rbkc.com>]

Sent: 03 January 2017 17:10

To: Peter Maddison <pmaddison@kctmo.org.uk>

Cc: cllr.mackover@rbkc.com; Johnson, Laura: HS-Housing: Rbkc <laura.johnson@rbkc.gov.uk>

Subject: Re: Trellick Tower - Further information requested

Dear Mr Maddison

Happy New Year! I hope you had a good Christmas break.

Thank you for sending through that information. I presume we are still meeting to discuss these issues in the next week or two?

I am particularly keen to make sure that we have learnt all lessons from the Grenfell Tower project with regards to resident consultation and engagement. This means not only following best practise, but also foreseeing what those with political motivations will do to try and stir up problems and trying to minimise such opportunities. Therefore, can you please send us a copy of the TMO board's report and recommendations into the GT project, so we can cross check that we are following all recommendations here? Indeed, it might also be worth reviewing again the long list of recommendations that was prepared by David Collins and Cllr Blakeman to check whether any of those issues may be pertinent to TT?

With regards to the answers provided in the memo below, my colleagues will be better placed to comment since they are answers to their questions, but I would like a bit more certainty about whether it would be possible (and

worth it) to get longer lasting results for the external decorations, as we definitely can't afford to re-scaffold TT every 5-7 years, so we need to understand the plan if that is the best we can expect... In the memo, you suggest that it won't be possible to get warranties for more than 5-7 years, although you don't confirm that based on having checked with various suppliers, nor do you explain what you expect to happen after 5-7 years.

Finally, following the recent KDR about writing off some leaseholder debts elsewhere because of bad quality work and long delays in settling final accounts, I'd like some reassurance and understanding of what we are doing this time to ensure those previous mistakes are not repeated.

Kind regards,

RFM.

Sent from my iPad

On 23 Dec 2016, at 09:59, Peter Maddison <pmaddison@kctmo.org.uk> wrote:

Dear All

I appear to have omitted one of the attachments from my previous message.

For clarity, attached are the following documents:

1. <!--[if !supportLists]--><!--[endif]-->A covering memo responding to the Scrutiny Members questions from 12th Dec 16
2. <!--[if !supportLists]--><!--[endif]-->A copy of an Asbestos report on Trellick Tower
3. <!--[if !supportLists]--><!--[endif]-->A copy of a letter sent to residents regarding asbestos
4. <!--[if !supportLists]--><!--[endif]-->An Image detailing the scale of the Type B windows
5. <!--[if !supportLists]--><!--[endif]-->A breakdown of the Preliminary Costs
6. <!--[if !supportLists]--><!--[endif]-->A report on Resident Engagement in the project
7. <!--[if !supportLists]--><!--[endif]-->A copy of the Section 20 letter

Apologies for any confusion

Regards

Peter

Peter Maddison
Director of Assets and Regeneration

<image001.jpg>

t:

m:

a: The Network Hub, 292a Kensal Road, London, W10 5BE

♻️ Before printing, please think about the environment

From: Peter Maddison

Sent: 22 December 2016 13:51

To: cllr.mackover@rbkc.com; Clrr.Palmer@rbkc.gov.uk; 'cllr.taylor-smith@rbkc.gov.uk' <cllr.taylor-smith@rbkc.gov.uk>

Cc: cllr.feilding-mellen@rbkc.com

Subject: Trellick Tower - Further information requested

Dear Cllrs Mackover, Palmer and Taylor-Smith

Please find attached the further information you requested at our meeting on 12th December 2016.

I am happy to meet up early in the new year if there are any further points you would like to clarify.

Yours sincerely


Peter

Peter Maddison
Director of Assets and Regeneration

<image001.jpg>

t: [REDACTED]
m: [REDACTED]

a: The Network Hub, 292a Kensal Road, London, W10 5BE

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<Memo to Scrutiny Councillors.docx>

<Trellick Tower - Asbestos Communal area Reinspection (Management Survey) Nov 2013.pdf>

<Trellick Asbestos info to residents.docx>

<Window Type B Photo.pdf>

<Prelim breakdown.pdf>

<Trellick Tower Resident Engagement Dec 17.docx>

<Section 20 Notice - Trellick Tower - RA COPY 16.12.16.docx>

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<Board Report - Trellick Approval - Final.docx>

<Trellick Tower Resident Engagement Dec 17.docx>

<mime-attachment>

<KCTMO Board Item 10 - Grenfell Board Review.docx>

<Issues Raised by Mr Collins & Grenfell Compact July 16.docx>

<Trellick_-_Policy_Board_in_July_2015_-_Final.docx>