

Certificate of Practical Completion

JCT Design and Build Contract (2011 Edition) as amended



Issued by: Andrew Malcolm, Artelia UK
address: High Holborn House, 52-54 High Holborn
Holborn
London
WC1V 6RL

Employer: Royal Borough of Kensington and Chelsea
address: Tenant Management
The Network Hub
292a Kensal Road
London
W10 5BE

Job reference: UK011833.00

Certificate No.: PC-01

Contractor: Rydon Construction Ltd
address: Rydon House, Station Road
Forest Row
East Sussex RH18 5DW

Issue Date: 18th July 2016

Contract Dated: 2nd June 2014

Works: The Design and Construction of re-cladding, installation of new windows, mechanical and electrical installations, remodelling of lower floors to provide accommodation for a Nursery, Boxing Club, offices, entrance, residential units and associated soft and hard landscaping at Grenfell Tower.

Situated at: Grenfell Tower,
Grenfell Road,
London,
W11 1TQ

This certificate is issued under the terms of the above mentioned Agreement

Under the terms of the above mentioned Agreement, We hereby certify that in our opinion practical completion of the Works has been achieved

The date of Practical Completion was	04th July 2016
The defects liability period expires on	04th July 2017

Notes:

Practical Completion is achieved conditional to the items appended and detailed below and therefore need to be addressed by the Contractor:

- **Planning Decision Notice reference PP/12/04097(appende)**
 - o **Condition 5 – Cycle Parking – Not cleared**
 - o **Condition 6 – External Landscaping – Not cleared**
- **EAI 34 – Not Implemented (appende)**
- **Email from Clerk of Works – Tony Batty – Dated 15th July including outstanding items as listed**
- **Email from Clerk of Works – Jon White – Dated 15th July including outstanding items as listed**
- **Email from Executive M&E Designer – Duncan Campbell – Dated 15th July including outstanding items as listed**

The Contractor is required to provide a detailed programme for pro-active resolution and completion of all remaining items to be submitted no later than the 29th July 2016.

For and on behalf of Artelia UK

Signed



Neil Reed



Andrew Malcolm

Distribution

☒

Contractor

☐

Architect

☒

Principal Designer

☐

Structural
Engineer

☒

Employer

☒

Clerk of Works

☒

Quantity Surveyor

☒

File

Planning and Borough Development
Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development
Jonathan Bore



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

Mr M Watterson
IBI Taylor Young
Chadsworth House
Wilmslow Road
HANDFORTH
Cheshire
SK9 3HP

Date: 10/01/2014

My Ref: /PP/12/04097

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010

Permission for Development (Conditional)

The Borough Council hereby permits the development referred to in the under-mentioned schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by those plans or by the said conditions. Your attention is drawn to the enclosed information sheet.

SCHEDULE

Development:

Refurbishment of existing Grenfell Tower including new external cladding and fenestration, alterations to plant room, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use class D2) facilities, external public realm works, redevelopment and change of use of existing garages to refuse collection area.

Site Address:

Grenfell Tower, Grenfell Road, LONDON, W11 1TH

RBKC Drawing Nos:

PP/12/04097 PP/12/04097/A

Applicant's Drawing Nos:

1279_PL_001_00, 1279_PL_002_00, 1279_PL_003_01,
1279_PL_010_00, 1279_PL_020_00, 1279_PL_030_00,
1279_PL_110_01, 1279_PL_111_01, 1279_PL_112_01,
1279_PL_113_01, 1279_PL_114_01, 1279_PL_115_00,
1279_PL_116_00, 1279_PL_117_01, 1279_PL_118_01,
1279_PL_125_01, 1279_PL_200_01, 1279_PL_302_01,
1279_PL_303_01, 1279_PL_304_01, 1279_PL_305_01.

Application Dated:

18/10/2012

Application Completed:

29/10/2012

Application Revised

30/07/2013

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S)
ATTACHED OVERLEAF**

CONDITION(S) AND REASON(S) FOR THEIR IMPOSITION

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (C001)

Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans, 1279_PL_001_00, 1279_PL_002_00, 1279_PL_003_01, 1279_PL_010_00, 1279_PL_020_00, 1279_PL_030_00, 1279_PL_110_01, 1279_PL_111_01, 1279_PL_112_01, 1279_PL_113_01, 1279_PL_114_01, 1279_PL_115_00, 1279_PL_116_00, 1279_PL_117_01, 1279_PL_118_01, 1279_PL_125_01, 1279_PL_200_01, 1279_PL_302_01, 1279_PL_303_01, 1279_PL_304_01, 1279_PL_305_01. (C068)

Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- Materials to be used on the external faces of the building(s);

Reason - To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.

4. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- the windows and doors

Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)

5. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- Cycle parking and storage;

Reason - To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.

6. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- **Hard and soft landscaping and external lighting;**

Reason – To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.

- Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:**

- a landscaping and tree/shrub planting scheme;**

Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)

- The tree(s) existing on the site at the date of this permission shall be protected against damage as per Arboricultural Report of B.J Unwin (02/05/12) throughout the period of building and other operations pursuant to this permission, including site preparation. (C020)**

Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R020)

- Noise emitted by the condensing boiler and gas absorption heat pump hereby permitted, located on the roof of the building, when operating concurrently or in isolation, shall not increase the lowest existing measured background LA90(15min) level measured or predicted at 1.0m from the nearest residential window or at a height of 1.2m above any adjacent residential garden, terrace, balcony or patio at any time when the plant is operating. The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.**

Reason - To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Core Strategy.

- All plant and equipment associated with the condensing boiler and gas absorption heat pump shall be supported on adequate proprietary anti-vibration mounts, as necessary, to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.**

Reason - To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Core Strategy.

- The development hereby permitted shall not be implemented until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The statement should include:**

- **routing of demolition, excavation and construction vehicles;**
- **access arrangements to the site;**
- **the estimated number of vehicles per day/week;**
- **details of any vehicle holding area;**
- **details of the vehicle call up procedure;**
- **estimates for the number and type of parking suspensions that will be required;**
- **details of any diversion, disruption or other abnormal use of the**

public highway during demolition, excavation and construction works;

- a strategy for coordinating the connection of services on site with any programmed work to utilities upon adjacent land;
- work programme and/or timescale for each phase of the demolition, excavation and construction works; and
- where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.

The development shall not be carried out except in accordance with the approved Construction Traffic Management Plan.

Reason - In the interest of highway safety and to safeguard the amenity of the area and to comply with the Subterranean Development SPD and policy CT1 and CL5.

INFORMATIVE(S)

1. Conditional Planning Permission is hereby granted for the development as shown on the approved drawings. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further permission. You are advised to consult the Directorate of Planning Services before work commences if this is the case. (I09)
2. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 2000 (as amended), and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)
3. You are advised that it is the duty of the occupier of any domestic property to take all such measures available to him/her as are reasonable in the circumstances to secure that any transfer of household waste produced on the property is only to an authorised person or to a person for authorised transport purposes. This includes waste materials produced as a result of building works. You may check whether your waste carrier is licensed on the DEFRA website. (I61)
4. To assist applicants in finding solutions to problems arising in relation to their development proposals the Local Planning Authority has produced planning policies, and provided written guidance, all of which are available on the Council's website. A pre-application advice service is also offered.

The scheme was submitted in accordance with advice provided through pre-application discussions.

5. You are reminded that, if not properly managed, construction works can lead to negative impacts on the local environment, reducing residential amenity and the safe function of the highway. The Council can prosecute developers and their contractors if work is not managed properly. For advice on how to manage construction works in the Royal Borough please see the Council's website: www.rbkc.gov.uk/environmentandtransport/adviceforbuilders.aspx. From this page you will also find guidance on what to include in Construction Traffic Management Plans (where these are required). (I67A)

Refurbishment of existing Grenfell Tower including new external cladding and fenestration, alterations to plant room, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use class D2) facilities, external public realm works, redevelopment and change of use of existing garages to refuse collection area.

SUMMARY OF REASONS FOR DECISION

You are advised that this application was determined by the Local Planning Authority with regard to the National Planning Policy Framework (NPPF), Development Plan policies, including relevant policies contained within the Core Strategy of the Local Development Framework, the London Plan, as well as policies 'saved' from the Unitary Development Plan, and was considered to be in compliance with the relevant policies. In particular, the following policies were considered:

Core Strategy adopted 8 December 2010

CL1	Context and Character
CL2	New Buildings, Extensions and Modifications
CL5	Amenity
C1	Infrastructure Delivery and Planning Obligations
CK1	Social and Community Uses
CT1	Improving alternatives to car use
CH1	Housing Targets
CH2	Housing Diversity
CE1	Climate Change
CE6	Noise and Vibration
CR4	Streetscape
CR6	Trees and landscape
CF5	Location of Business Uses

'Saved' policies of the Unitary Development Plan adopted 25 May 2002

CD63	Conservation Area Views
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London Plan Spatial Development Strategy for Greater London adopted July 2011

3.1	Ensuring equal life chances for all
3.2	Improving health and addressing health inequalities
3.5	Quality and design of housing developments
3.8	Housing choice
3.16	Protection and enhancement of social infrastructure
3.17	Health and social care facilities
3.19	Sports facilities
7.2	Geological conservation
7.3	London's canals and other rivers and waterspaces
7.4	Local character
7.5	Public realm
8.2	Planning obligations

The material circumstances of the case, including site history, location, and impact on amenities were considered.

In addition, consideration was given to the results of public consultation.

It was concluded that there was no impact upon the amenities of adjoining occupiers, or upon the character or appearance of the area, that would justify a refusal in this case.

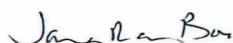
In conclusion the proposed scheme provides significant improvements to the site and is acceptable. The provision of seven new affordable housing units which have a satisfactory quality of accommodation is supported. The reorganization of the existing uses in the lower floors provides greater facilities and more suitable access arrangements that will

benefit the local community. The changes to the external appearance of the building will also provide positive enhancements to the appearance of the area, and the removal of the walkway and the canopy are welcome improvements. The residents will also benefit from increased security and new windows and heating systems to allow each unit to have independent climate control.

The proposed residential units are permit free and adequate cycle parking has been provided for the new residents and visitors to the other uses and therefore no objection is raised in relation to transportation. There would be no loss of amenity to the surrounding residents and overall the application is acceptable and is in accordance with policies CL1, CL2, CL5, C1, CK1, CT1, CH1, CH2, CE1, CE6, CR4, CR6 and CF5 of the Core Strategy, 'saved' policy CD63 of the UDP and policies 3.5, 3.8, 3.16, 3.17, 6.10, 7.2, 7.3, 7.4 and 7.5 of the London Plan, the Transportation SPD, the Access SPD, the Kensington Academy and Leisure Centre Planning Brief and the London Housing SPG.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/PP/12/04097>. If you do not have access to the internet you can view the application electronically on the ground floor of the Town Hall, Hornton Street, London, W8 7NX.

Yours sincerely,



Jonathan Bore
Executive Director, Planning and Borough Development

INFORMATION SHEET

When a permission or consent is given it does not convey any approval, consent, permission or licence under any Acts, Byelaws, Orders or Regulations other than those referred to in the permission or consent. Nothing in the permission or consent shall be regarded as dispensing with compliance with such other Acts or Byelaws etc.

In respect of planning permission, your particular attention is drawn to the provisions of the Building Act 1984, and the Building Regulations 2010 (as amended).

Also, the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

Your attention is drawn to applicant's rights arising from the refusal of planning permission or Listed Building Consent, and from the grant of permission/consent subject to Conditions, as follows:

- 1) If the applicant is aggrieved by the decision of the local planning authority to refuse planning permission, Listed Building Consent, or approval for the proposed development; or to grant permission or approval/consent subject to conditions, he may appeal to the Secretary of State, under the Town and Country Planning Act 1990, within **six months** of the date of this notice. Appeals must be made using a form available from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pes.
- 2) If permission to develop land or Listed Building Consent is refused or granted subject to Conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the relevant authority where the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990, or Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3) In certain circumstances, a claim may be made against the local planning authority for compensation. The circumstances in which such compensation is payable are set out in Sections 114 of the Town and Country Planning Act 1990, or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

ARTELIA

Employer's Agent Instruction

JCT D&B Building Contract (2011 Edition) as amended



Issued by: Andrew Malcolm
address: Artelia UK
High Holborn House, 52-54 High Holborn
London, WC1V 6RL

Employer: Royal Borough of Kensington and Chelsea
address: Tenant Management Organisation
292a Kensal Road
London
W10 5BE

Job reference: 11833

Contractor: Rydon Maintenance Limited
address: Rydon House, Station Road
Forest Row, East Sussex
RH18 5DW

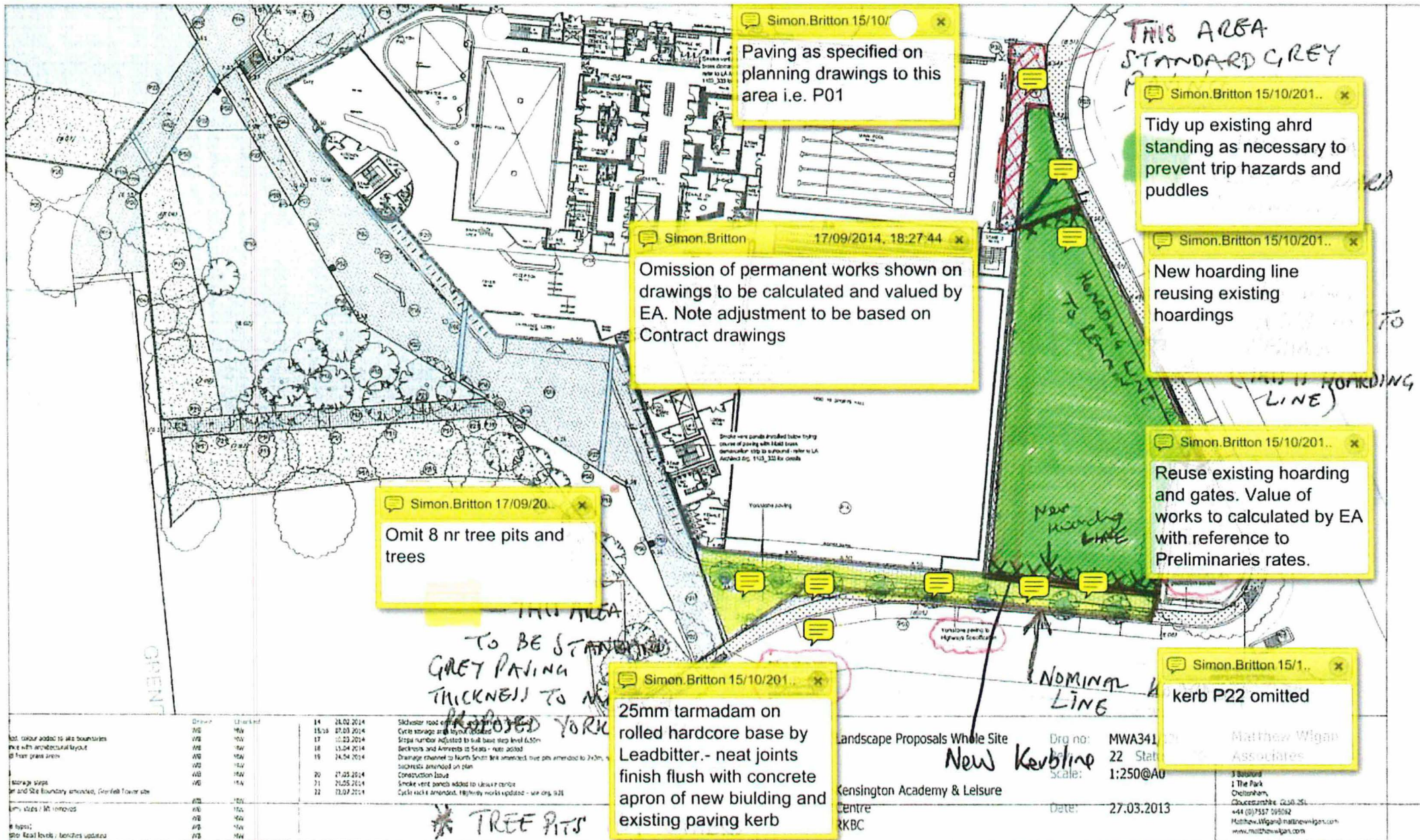
Instruction No: 34
Issue date: 05 November 2015

Sheet: 1 of 1

Project: Enhancements and Improvements to Grenfell Tower

Under the terms of the above contract, including previously issued verbal instructions under the above mentioned Contract, the contractor is hereby instructed as follows:

	£ omit	£ add
34.0 Revisions to external works and landscaping requirements		
Add the following Contract Instructions		
34.1 Alterations to external works areas in and around Grenfell Tower. All in accordance with marked up Matthew Wigan Drawing areas A-H copy attached. These works comprise additional site prep and breakout, additional retaining walls, additional block paving and edgings, playground surfacing and fit of FOC play equipment and installation of FOC railings, additional landscaping and the creation of raised table to Grenfell Road.	0.00	incl.
34.2 Alterations to external works areas footpaths and highways to Roads: Bowmore Road and Dullford Street all in accordance with marked up Matthew Wigan's Leisure Centre Drawing as attached. Including revised Hard Landscaping areas, footpaths, edgings, kerbs and tarmac access areas. Refer to Grenfell External Works Cost Summary Schedule reference Art copy enclosed for cost breakdown and elemental works analysis.	0.00	incl.
		63,989.32
Amount of Contract Sum		8,556,133.00
± Approximate value of previous Instructions		220,888.34
Sub-total		8,777,021.34
± Approximate value of this Instruction		63,989.32
Approximate / Agreed adjusted total		8,841,010.66
Andrew Malcolm	Neil Reed	
Signed		
For and on behalf of Artelia UK		
We acknowledge the receipt of the above instructions		
Signed		
For and on behalf of the Contractor		
Distribution	Contractor	Quantity Surveyor
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Employer	Structural Engineer
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Nominated Sub-Contractors	M & E Consultant
	<input type="checkbox"/>	<input type="checkbox"/>
	Architect	Clerk of Works
	<input type="checkbox"/>	<input type="checkbox"/>
	Planning Supervisor	File
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Draft	
	<input type="checkbox"/>	



GRENFELL EXTERNAL WORKS



GRENFELL EXTERNAL WORKS					ARTELIA					RYDON					ARTELIA					Notes
Description	Rydon CSA Allowance				Drawing marked 26022015.1 to include areas marked on dwg 10.02.15				EAIS / EAI21 Value (Extra Over CSA)				EAIS / EAI21 Value (Extra Over CSA)							
	Qty	Unit	Rate	£ p	Qty	Unit	Rate	£ p	Qty	Unit	Rate	£ p	Qty	Unit	Rate	£ p				
BILL 110 B11 - EXTERNAL WORKS - Site Preparation Works																				
SITE PREPARATION WORKS																				
1	Site Preparation Works	1	item	£3,000.00	£3,000.00	1	item	£5,000.00	£5,000.00	1	item	£2,000.00	£2,000.00	1	item	£2,000.00	£2,000.00			
2	Break out asphalt, concrete, paving slab and kerbing including disposal off site	1	item	£12,000.00	£12,000.00	1	item	£15,000.00	£15,000.00	1	item	£3,000.00	£3,000.00	1	item	£3,000.00	£3,000.00			
DEMOLITION TO EXISTING EXTERNAL STEPPED RAMP																				
3	Allow for complete demolition of existing stepped ramp up to external walkway including grubbing up of foundations and cart away off site	1	item	£18,280.34	£18,280.34	1	item	£18,280.34	£18,280.34	0	item	£18,280.34	£0.00	0	item	£18,280.34	£0.00			
ADOPTED ROADPATHS																				
4	Excavate to reduce levels, any depth	418	m3	£35.23	£14,709.23	615	m3	£35.23	£21,666.45	197	m3	£35.23	£6,957.22	197	m3	£35.23	£6,957.22			
5	Levelling and compacting bottoms of excavation	951	m3	£1.26	£1,198.00	1149	m3	£1.26	£1,447.74	198	m3	£1.26	£249.74	198	m3	£1.26	£249.74			
6	Cart excavated material to spoil heap	951	m3	£1.15	£1,093.41	1149	m3	£1.15	£1,321.35	198	m3	£1.15	£227.94	198	m3	£1.15	£227.94			
7	250 thick Sub-base ST- Type 1 granular material, well consolidated, 1 layer tensar Geotextile geogrid, base course and laying course	993	m2	£38.42	£38,151.83	1191	m2	£38.42	£45,758.22	198	m2	£38.42	£7,606.39	198	m2	£38.42	£7,606.39			
7A	Brick faced retaining wall (to match new buildings) with Hardscape 'Lavano' coping (600x100x100mm) including foundations for same	0	m2	£220.00	£0.00	16.8	m2	£220.00	£3,696.00	16.8	m2	£220.00	£3,696.00	16.8	m2	£220.00	£3,696.00			
Block Pavloors; Kellen																				
8	80 x500 x 200mm thick Precast concrete block pavloors; laid to a herringbone pattern including protection	993	m2	£64.70	£64,251.63	1188	m2	£64.70	£76,863.60	195	m2	£64.70	£12,611.97	195	m2	£64.70	£12,611.97			
Edgings; Kellen																				
80 x 200 x 1000mm thick Precast concrete edgings; Lavano or similar;																				
9	laid on edge as edging bedded on and backed with concrete; grade ST1; extra excavation	21	m	£52.94	£1,102.74	68	m	£52.94	£3,599.92	47.2	m	£52.94	£2,497.18	47.2	m	£52.94	£2,497.18			
Precast Concrete Upstand Edging to Planter; Kellen or similar																				
10	125 x 200 x 600mm long Precast Concrete Edging; Kellen or similar; bedded on and backed with concrete grade ST1	27.6	m	£45.96	£1,268.00	27.6	m	£45.96	£1,268.00	0	m	£45.96	£0.00	0	m	£45.96	£0.00			
PLAY AREA																				
11	Excavate to reduce levels, any depth and cart away	59	m3	£35.23	£2,089.14	233	m3	£35.23	£8,208.59	174	m3	£35.23	£6,119.45	-59	m3	£35.23	£-2,078.57	By BYUK		
12	Apply weedkiller to surfaces of ground	55	m3	£2.10	£114.64	228	m3	£2.10	£478.80	173	m3	£2.10	£364.16	-55	m3	£2.10	£-115.59	By BYUK		
13	250 thick Sub-base; DTP Type 1 granular material, well consolidated, 1 layer tensar Geotextile geogrid, base course and laying course	55	m3	£38.42	£2,095.04	228	m3	£38.42	£8,759.76	173	m3	£38.42	£6,664.72	-55	m3	£38.42	£-2,113.10	By BYUK		
14	80 thick Playtop Safer Surfacing or similar	55	m2	£116.31	£6,342.85	228	m2	£116.31	£26,516.68	173	m2	£116.31	£20,175.83	173	m2	£116.31	£20,175.83			
14A	Free issue Playground Equipment - Install	0	item	£5,406.64	£0.00	1	item	£5,406.64	£5,406.64	1	item	£5,406.64	£5,406.64	1	item	£4,700.00	£4,700.00	Previous quote issued by Rydon		
COMMUNAL PLANTED GARDENS																				
15	Excavate to reduce levels ; any depth and cart away	23	m3	£35.23	£793.03	59	m3	£35.23	£2,078.57	36.5	m3	£35.23	£1,285.54	36.5	m3	£35.23	£1,285.54			
16	Apply weedkiller to surfaces of ground	26	m2	£1.15	£29.59	82	m2	£1.15	£71.30	36.3	m2	£1.15	£41.71	36.3	m2	£1.15	£41.71			
17	Carry out all landscaping work as required by the Employers Requirements	1	item	£2,000.00	£2,000.00	1	item	£3,500.00	£3,500.00	1	item	£1,500.00	£1,500.00	1	item	£1,500.00	£1,500.00			
18	Allow for providing trees; semi mature 18-20cm girth	1	item	£3,000.00	£3,000.00	1	item	£5,000.00	£5,000.00	1	item	£2,000.00	£2,000.00	1	item	£2,000.00	£2,000.00			
FENCING & GATES																				
19	1800 mm high Palisade fence with concrete posts including all concrete foundations and Celbronze finish	17	m	£81.55	£1,403.52	17	m	£81.55	£1,403.52	0	m	£81.55	£0.00	0	m	£81.55	£0.00			
Steel vertical bar fencing to playground																				
20	1800mm high comprising 16mm square bar domed top verticals at 112mm c/c's including 80 x 40mm posts at 2.8m c/c's; polyester powder coat finish including concrete foundations	21	m	£95.64	£2,013.54	21	m	£95.64	£2,013.54	0	m	£95.64	£0.00	-21	m	£95.64	£-2,006.44	By BYUK		
Screen to Cycle Shed Entrance																				
21	3000 x 4800mm RHS Galvanised Steel Frame with 15mm dia verticals at 100mm c/c's including concrete foundations	1	nr	£1,970.18	£1,970.18	1	nr	£1,970.18	£1,970.18	0	nr	£1,970.18	£0.00	0	nr	£1,970.18	£0.00			
Painting & Decorating																				
22	Prime, undercoat & 2 coats exterior gloss; railings ex 300	29	m2	£14.85	£430.57	29	m2	£14.85	£430.57	0	m2	£14.85	£0.00	0	m2	£14.85	£0.00			
SUNDRY ITEMS																				
Bollards; Broxap Ltd as spec Q50/190																				

23	114mm dia flat topped static stainless steel bollard; set 670mm above ground, 300mm below ground including concrete base	7	nr	£527.43	£3,692.04	8	nr	£527.43	£4,219.47	1	nr	£527.43	£527.43	1	nr	£527.43	£527.43						
Cycle Stand; Broxap																							
24	Stainless steel sheffield cycle stand or similar ref BX4W/SSS0; 800mm high including setting in concrete	1	item	£2,918.35	£2,918.35	1	item	£2,918.35	£2,918.35	0	item	£2,918.35	£0.00	0	item	£2,918.35	£0.00						
Litter Bins; Broxap; as spec Q50/240																							
25	Derby stainless steel litter bin, smooth, ref BX50 2550-SSS or similar fixed to and including concrete base	1	nr	£1,075.61	£1,075.61	1	nr	£1,075.61	£1,075.61	0	nr	£1,075.61	£0.00	0	nr	£1,075.61	£0.00						
SLOT DRAINAGE																							
26	Excavate trench 500 mm deep ; to receive drainage not exceeding 200 mm diameter ; backfill with MOT type 1 granular material	151	m	£43.13	£6,513.06	157	m	£43.13	£6,771.41	5.99	m	£43.13	£258.35	5.99	m	£43.13	£258.35						
27	1 Layer A393 Mesh, Supersleve pipe, Supersleve bends	149	m	£13.67	£2,038.74	155	m	£13.67	£2,118.85	5.86	m	£13.67	£80.11	5.86	m	£13.67	£80.11						
Linear Slot Drainage Channel System; Elkington Gatic																							
28	Paveslots	1	item	£21,359.83	£21,359.83	1	item	£21,359.83	£21,359.83	0	item	£21,359.83	£0.00	0	item	£21,359.83	£0.00						
29	Access Box	1	item	£3,452.89	£3,452.89	1	item	£3,452.89	£3,452.89	0	item	£3,452.89	£0.00	0	item	£3,452.89	£0.00						
30	Outlet Box	1	item	£2,261.71	£2,261.71	1	item	£2,261.71	£2,261.71	0	item	£2,261.71	£0.00	0	item	£2,261.71	£0.00						
SERVICES																							
Street lighting																							
31	EXTERNAL LIGHTING - Excavate trench average 500mm deep, lay 32mm diameter telecothene tube	149	item	£10.26	£1,528.53	173	item	£10.26	£1,774.84	24	item	£10.26	£246.31	24	item	£10.26	£246.31						
Decorative post top latern; Thorn																							
32	Avenue F ref 96260029	12	nr	£321.60	£3,859.20	14	nr	£321.60	£4,502.40	2	nr	£321.60	£643.20	2	nr	£321.60	£643.20						
					£226,037.24						£310,197.13						£64,159.90						£63,989.32
Contingency for Works to boundaries of Bouygues works', additional supervision & attendances, unknown obstruction in ground, etc																							
		0	item	£22,603.72	£0.00			1	item	£31,019.71	£31,019.71			1	item	£31,019.71	£31,019.71			0	item	£31,019.71	£0.00
Total for works		Total		£226,038.69		Total		£341,216.85		Total		£115,179.61		Total		£63,989.32							

MALCOLM Andrew

From: d.campbell@maxfordham.com
Sent: 15 July 2016 15:11
To: MALCOLM Andrew
Cc: Claire Williams; 'M.Smith@maxfordham.com'; REED Neil; Batty,Tony (tbatty@silcockdawson.co.uk)
Subject: RE: Rydon Completion Meeting - update on 10 items required to achieve PC

Dear All,

With regard to outstanding M&E issues, we can advise as follows:

Heating and domestic hot water system

We have now received further information from Rydon which indicates that they have attended all of the flats they are able to access and based on the information provided, the heating and domestic hot water systems appear to be working as intended.

On the issues listed in Tony Batty's Completion Tracker:

- *BMS is showing no alarms even though there are some?* - Individual alarms are being shown on the screen but the 'Common Fault' light is not illuminating.
- *Flamco PHE unit is faulty,* - Rydon have provided a report stating this is now resolved and that Flamco have provided a 2 year warranty.
- *Environmental ventilation is not working correctly* - Rydon undertook to provide temperature loggers to check the performance of the system. These should be used to monitor the temperature of the lift lobbies over a period of a number of days to demonstrate the correct operation of the environmental ventilation system. The operation of this system - dampers opening/closing correctly, system operation cycling through the floors and system being triggered at the set-point internal temperature, etc. - should be demonstrated to us.

Hub Room

It has been reported to us recently by Claire that the data room is getting warm. We raised this with Rydon/JSW some time ago and have again requested they submit proposals for dealing with it.

Based on the above, we think it is reasonable to accept the M&E installations as complete and that the outstanding points can be treated as defects.

I am on holiday for four days from Monday next week, returning on Friday 22 July.

Duncan.

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MALCOLM Andrew

From: Jon White <jwhite@jrp.co.uk>
Sent: 15 July 2016 15:22
To: MALCOLM Andrew
Cc: REED Neil; Claire Williams
Subject: Re: Snagging from Yesterday

Hi Andrew,
Yes I can confirm all items are just awaiting final snagging which should take place early next week.
None of these items should affect PC.

Regards Jon White JRP

Jon White | Clerk of Works

John Rowan and Partners | Craven House, 40 Uxbridge Road, London W5 2BS
t: +44(0)20 8567 6995 m: +44(0)7708 219827 e: jwhite@jrp.co.uk w: jrp.co.uk



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On 15 Jul 2016, at 14:53, MALCOLM Andrew <andrew.malcolm@uk.arteliagroup.com> wrote:

Jon

Further to our discussion please can you write back and confirm that all the items listed below and in the attached are considered de - minimus and that the entirety of the works are compliant with the Employer's requirements.

Kind regards,

Andrew

<123041.png>

Andrew MALCOLM

Consultant

ARTELIA UK

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Registered in England and Wales under Company Number 03935522

From: MALCOLM Andrew <andrew.malcolm@uk.arteliagroup.com>
Date: Tuesday, 12 July 2016 at 18:06
To: Jon white <jwhite@jrp.co.uk>, Claire Williams <clwilliams@kctmo.org.uk>
Cc: REED Neil <neil.reed@uk.arteliagroup.com>, Jon white <jwhite@jrp.co.uk>
Subject: RE: Snagging from Yesterday

Jon,

Can you confirm that the snagging list below is definitive and encompasses the only outstanding matters for Grenfell?

Or should this include the attached documents?

Claire – pending Tony's response, please can you confirm that these are acceptable as outstanding works.

Kind regards,

Andrew

From: Jon White [<mailto:jwhite@jrp.co.uk>]
Sent: 12 July 2016 16:24
To: David Hughes <dhughes@rydon.co.uk>
Cc: Claire Williams <clwilliams@kctmo.org.uk>; Tony Batty <tbatty@silcockdawson.co.uk>
Subject: Snagging from Yesterday

Hi Dave,
Enclosed is our snagging from yesterday.
Can you please confirm to me when all the snagging items from the roof, lower roof, all the external cladding and basement works are ready for me to desnag along with these items in the entrance lobby also to desnag.

Main Entrance Lobby

1. For internal White grille covers over main entrance doors

2. Clean off and dust off to top of beams and internal glazing rails
3. Redec 1st floor skirting adjacent to lift lobby entrance
4. Repaint 1st floor door frame(green paint over white)
5. T/u scratch mark to steel beam East elevation
6. T/u to u/s of bolts to middle beam ground floor
7. Clean stickers off bottom of Windows
8. Remove protection of middle door to ground floor(tape)
9. Change screws today riser fire panel ground floor
10. Fit laminated sign to above cabinet ground floor
11. Refit lose skirting tile l/h side of ground floor lobby door
12. Clean off paint to ditto r/side
13. Seal and fire seal around ground floor main switch room door to lift lobby
14. Ground floor riser door to lift lobby, r/d and redeco architraves
15. Redeco white paint work to steel beams on the face facing external South elevation and patches over main door

Regards Jon White JRP

Jon White | Clerk of Works

John Rowan and Partners | Craven House, 40 Uxbridge Road, London W5 2BS
t: +44(0)20 8567 6995 m: +44(0)7708 219827 e: jwhite@jrp.co.uk w: jrp.co.uk

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<7654-PC-Snagging_2nd floor lobby_Insp1-290616.pdf>

<7654-PC-Snagging_Grenfell Tower flat 6_Insp1-290616.pdf>

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KCTMO
SNAGGING INSPECTION SHEET



Unit Ref : 2nd floor lobby

JRP Job Number : 7654

Apt No : N/a

Date : 2016-06-29

Inspection Type : Defects

JRP Inspector : Jon Whire

Principal Contractor : Rydon

Sub Contractor : N/a

Item	Description	Action By	Comments	Status
Lift lobby				
1	Lift indicator missing, and push button lift indicator need fixing back, and l/h indicator not level	Contractor		Open
2	Generally clean all the Lino flooring	Contractor		Open
3	Replace or redecorate damaged door to dry riser cupboard	Contractor		Open
4	Generally redecorate all patchy walls, and m/g dents	Contractor		Open
5	Flat 6 FED make good all scratches	Contractor		Open
6	R/d bump to internal corner wall and redecorate next to flat 6 FED	Contractor		Open
7	Clean all black plastic Skirting's	Contractor		Open
8	T/u wall around smoke extract switch	Contractor		Open
9	Make good damaged edge of door to boxing club	Contractor		Open
10	M/g damaged bottom edge of bin store door, and label lobby fire door	Contractor		Open

Unit Ref : Grenfell Tower flat 6

JRP Job Number : 7654

Apt No : Flat 6

Date : 2016-06-29

Inspection Type : Defects

JRP Inspector : Jon White

Principal Contractor : Rydon

Sub Contractor : N/a

Item	Description	Action By	Comments	Status
General Items				
1	Final clean out flat throughout	Contractor		Open
2	Cork around all sockets and switches	Contractor		Open
3	No M&E checked	Contractor	Tony Batty to check	Open
4	Tidy up all window revel joints to all Windows untidy	Contractor		Open
Bedroom2				
1	L/h wall patchy redecc	Contractor		Open
2	Redec both sides of door, and top architrave	Contractor		Open
3	Redec window cill	Contractor		Open
4	Redec window revel l/hand side	Contractor		Open
Kitchen				
1	Clean mastic paint dirt generally from work top	Contractor		Open
2	Clean off marks from tile splash back from back of sink	Contractor		Open
3	Mastic to kitchen cill missing r/h side	Contractor		Open
4	Redec both sides of the window revels	Contractor		Open
5	Lag so oil pipe inside of access panel	Contractor		Open
6	Mastic top of skirting above cooker skirting, and around sink to worktop joint			Open
7	Two scratches on work top get magic man to make good	Contractor		Open

KCTMO
SNAGGING INSPECTION SHEET



Unit Ref : Grenfell Tower flat 6

JRP Job Number : 7654

Apt No : Flat 6

Date : 2016-06-29

Inspection Type : Defects

JRP Inspector : Jon White

Principal Contractor : Rydon

Sub Contractor : N/a

Item	Description	Action By	Comments	Status
Kitchen				
8	Clean off paint from skirting to side off unit to sink base unit	Contractor		Open
9	Check ER's only 3 d/sockets installed?	Contractor		Open
10	Seal around work top sink	Contractor		Open
11	Check electric joint box at high level l/h side of cooker space	Contractor	Tony to check if this is the cooker hood supply. If it is it needs to go in the middle of the cooker space. Also no labelled spur for it?	Open
12	Decs to wall cupboard walls grinning redece patchy Decs	Contractor		Open
13	Ceiling above kitchen sink redece, and to boxed in area	Contractor		Open
14	Redec skirting under rad	Contractor		Open
15	Vent boost switch does not work check	Contractor		Open
16	Lino floor needs cleaning	Contractor		Open
17	Check wall cupboard should be 100mm back from cooker	Contractor	At the moment the wall unit is flush	Open
Bathroom1				
1	Cannot inspect Lino floor dirty	Contractor		Open
2	Clean off excessive mastic to whb	Contractor		Open
3	R/d and redece wall behind toilet	Contractor		Open

KCTMO
SNAGGING INSPECTION SHEET



Unit Ref : Grenfell Tower flat 6

JRP Job Number : 7654

Apt No : Flat 6

Date : 2016-06-29

Inspection Type : Defects

JRP Inspector : Jon White

Principal Contractor : Rydon

Sub Contractor : N/a

Item	Description	Action By	Comments	Status
Bathroom1				
4	Door is dirty clean or redece	Contractor		Open
Lounge				
1	Redec all Skirting's and TV d//s plate missing	Contractor		Open
2	Plaster joint to window reveals nudity and cracking. Make good or mastic joint	Contractor		Open
3	L/h window handles do not work, replace handles(windows facing KCTMO office)	Contractor		Open
4	Redec all window cills patchy	Contractor		Open
5	Window handle loose to corner window facing south	Contractor		Open
6	R/d and redece behind middle rad, and high level above window frame above	Contractor		Open
7	Redec under gaps to skirting	Contractor		Open
8	M/g chip to edge of door	Contractor		Open
9	Redec walls under window with no rads, and tv plate missing	Contractor		Open
10	T/u decs around wall thermostat	Contractor		Open
CCU cupboard				
1	Label spare fuses	Contractor		Open
2	R/d and redece door frame	Contractor		Open
3	Several screws missing to door hinges	Contractor		Open
4	Make good wall and t/u wall damage above CCU			Open

KCTMO
SNAGGING INSPECTION SHEET



Unit Ref : Grenfell Tower flat 6

JRP Job Number : 7654

Apt No : Flat 6

Date : 2016-06-29

Inspection Type : Defects

JRP Inspector : Jon White

Principal Contractor : Rydon

Sub Contractor : N/a

Item	Description	Action By	Comments	Status
CCU cupboard				
5	Redec door	Contractor		Open
Bedroom 1				
1	Redec window cill and skirting	Contractor		Open
Hall				
1	Redec all marks to wall	Contractor		Open
2	Adjust fed door to close	Contractor		Open
3	Redec all Skirting's and architrave	Contractor		Open

MALCOLM Andrew

From: Jon White <jwhite@jrp.co.uk>
Sent: 24 June 2016 14:17
To: David Hughes; jnorth@rydon.co.uk; SBlake@rydon.co.uk; MALCOLM Andrew; Claire Williams; REED Neil; Tony Batty
Subject: Grenfell Towers - Outstanding works.

Hi Dave,

Enclosed is a list of outstanding items required on my walk around with you and Jason today.

We also discussed snagging for flat 6 should be ready for me to look at on Wednesday 29th June, along with the 3rd floor lift lobby and ground floor entrance hall, and staircase area.

Roof.

Top flashings rivets missing to all elevations above the concrete ring beam.

Lightning conductor straps need more clips to all elevations.

One section of the high level capping 16 top rivets are missing and need to be done(as all other sections). This is on the East elevation two panels up from the South elevation corner.

Top Roof

Tidy up install rubber flange or similar around the white mastic joint to 5 large and 5 small plastic to lead joints on the bathroom ventilation outlets.

Basement

Note a lot of the basement under water again

Remove temporary plastic water pipes, and any Rydons rubbish(old tray cut off's etc.

Remove old tool boxes

Make good new holes to block work where new gas supply by Rydon's was fitted.

Ground Floor

Small grilles at high level of the electrical intake cupboard, has now been built in. Fit two cills and make good/paint reveals, and clean up joints and remove excess mortar off the new brickwork, and all new brickwork externally.

Paint galvanized conduit grey above the fire escape of the nursery, and main entrance to match grey of the cladding.

Still some black splashes to the grey panels above the nursery fire entrance.

Level up block paving to the North elevation to remove puddling.

North west corner, rivet missing to panel low level r/h side of the concrete panel.

Low level buffers to external nursery door to the west elevation being fitted now.

Small section of grey cladding panel has a large dent. West elevation, 3 windows from the south elevation along, between the kitchen and bedroom window. Repair or replace panel (approx 1.5m high X 200mm wide on the 1st floor).

Fit new gullet to remove dip in paving outside TMO office.

Play area missing five tree grilles to fit.

Remove all old white existing false ceiling to the u/s of concrete walkway.

Clear out all the garages used by all Rydon's contractors to store materials etc.

Remove paint number from back of two basement vents.

Finish off all the external works including matching kerbs etc and form a ramp to the existing access road on the South elevation.

Remove skips toilets and rubbish fencing from site.

External white window cill trims loose on the 3rd floor, South elevation throughout.

Finish off old existing basement cover to the South elevation and make good paving around (note existing frame and door will need replacing by the TMO soon).

Finish off cladding, clean make good ground beam outside external area of flat 6.

Community door threshold to be altered to KCTMO approval.

Regards Jon White JRP

Jon White | Clerk of Works



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t: +44(0)20 8567 6995 m: +44(0)7708 219827 e: jwhite@jrp.co.uk w: jrp.co.uk

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MALCOLM Andrew

From: Batty,Tony <tbatty@silcockdawson.co.uk>
Sent: 15 July 2016 15:40
To: MALCOLM Andrew
Cc: Claire Williams; 'M.Smith@maxfordham.com'; REED Neil;
d.campbell@maxfordham.com; Purdy,Nigel
Subject: RE: Rydon Completion Meeting - update on 10 items required to achieve PC

Dear All,

In relation to the M&E installation and the agreed ten items that had to be cleared, there are only 2no which remain outstanding these are as follows:

- 1) O&M Manuals, no update received from Rydon's as to what they have revised
- 2) Electrical test sheets require revising in line with our Auditors comments

These items are de-minimis but can be attached to the PC providing Rydon's email an update for a PC attachment.

As a foot note Rydon's never complied with the contract contents of the ER's, and we still believe there will be various "bits" of paperwork missing.

Nevertheless, to bring this contract to a close for the sake of PC, we will except the M&E Installation from a Clerk Of Works view point

Regards, TonyB.

From: d.campbell@maxfordham.com [mailto:d.campbell@maxfordham.com]
Sent: 15 July 2016 15:15
To: MALCOLM Andrew
Cc: Claire Williams; 'M.Smith@maxfordham.com'; REED Neil; Batty,Tony
Subject: RE: Rydon Completion Meeting - update on 10 items required to achieve PC

Dear All,

With regard to outstanding M&E issues, we can advise as follows:

Heating and domestic hot water system

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Based on the above, we think it is reasonable to accept the M&E installations as complete and that the outstanding points can be treated as defects.

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Duncan.

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