

TESTING, COMMISSIONING & WITNESSING TRACKER

RESIDUAL SNAGGING ITEMS FROM M&E REPORTS

GRENfell TOWER

(Tracker Items Reduced) Date: 29-04-16

Testing, Commissioning & Witnessing Tracker	Witness Date	Comments	Rydon Comments – 15/6/16
Communal M&E Systems:			
Lifts & Controls (inc lift grounding)	13-05-16	Both lifts require SHAFTS cleaning down, cars & panels inspecting for damage and witnessing for correct operation	CONTRACTED WORKS COMPLETED LAST YEAR – Rydon liaising with KCTMO about shaft cleaning – lifts were existing
Telephone & Data Systems	28-04-16	Is BT line connected up to dial up number?	AOV system is connected to Tunstall.
External Lighting	13-05-16	Column lighting and 2no heads to be installed, not ready yet, instruction required for 2no heads	Ducting & lighting in progress – temporary heads fitted to 2no lights on North Elevation - Still awaiting EA instruction for additional works
Fire Alarm System for AOV	16-03-16	The existing detectors are not connected to this system (see note below)	NOT IN CONTRACT – Noted on latest FRA done by Carl Stokes
Existing Fire Alarm System 1) Drop switches to be installed 2) New & Old boilers are to be separated to avoid shutting down heating in finger blocks	TBA	1) Drop switches done 2) Not done 3) Not done	4) Drop switches done 5) NOT IN CONTRACT 6) NOT IN CONTRACT – however Rydon have installed telephone line and

3) Nursery needs to be connected to dial up number			arranged dial up box with Tunstall – KCTMO to arrange separate phone – Claire has the details
Existing Flats – Gas Vents, New Extract Fan back damper blades to be installed, and adjustment of domestic hot water	13-05-16	<ul style="list-style-type: none"> •Gas vents have fitted in 100no flats •Back draft dampers are NOT resolved yet •Hot water NOT resolved yet 	<ul style="list-style-type: none"> •Gas vents have fitted in 109no flats – spare vents in store room in basement •See Below •See below
Extract Fan back damper blades	13-05-16	The Nuaire report has been rejected by the team	Awaiting confirmation from Nuaire of when modified back draft shutters will start being fitted – Agreed in last site meeting
Flats 7,8,9,& 10 NOTE: Meter reference numbers and readings required prior to handover	29-04-15	Partly snagged due to no heating or hot water Report issued to Rydon's for actioning <ul style="list-style-type: none"> •Also, lux levels have been taken (see below) • Kitchen = 72 should be 300 • Living Room= 66 should be 150 • Bath Room= 116 should be 150 • Hall= 125 should be 150 	Flats handed over
Flats 2,3,4,& 5 NOTE: Meter reference numbers and readings required prior to handover	04--05-16		Flats handed over
Nursery NOTE: Meter reference numbers and readings required prior to handover	TBA	Nursery Fire Alarm is to be connected to dial up system	See Note above – Meter readings taken at handover
1 st , 2 nd , 3 rd floor lift lobbies	04-05-16	3 rd Floor Completed	Lobbies handed over
Community Room + Hub Room	04-05-16		Areas handed over
Boxing Club	TBA	Report issued to Rydon's for actioning	Boxing Club handed over – Meter readings

NOTE: Meter reference numbers and readings required prior to handover			taken at handover
Boxing Club Changing Room	TBA	Report issued to Rydon's for actioning	Report issued to Rydon's for actioning
Nursery Roller Shutters	10-05-16	Winding mechanism cannot be accessed due to being covered up by concrete columns	TBC
Central Plant & Distribution Systems:			
Heat meters	16-03-16	Readings are to be verified – Ongoing with Max Fordham & JS Wrights & Wilson Energy	Information sent to Max Fordham – awaiting response
Hot water draw offs	17-05-16	Hot water temperatures are still low and are to be checked	Hot water temperatures have been checked in over 100no flats – no complaints from residents in last 3-4 months
HIU'S	SEE DATES ABOVE	Most Flats Completed (104/120), the remaining HIU'S are as follows: 1) Nursery 2) Boxing Club 3) Community Room	ALL COMPLETE
CWST's within the Roof top tank room	16-03-16	Ball valve is passing on one of the tanks and is to be inspected and corrected as required. On Max Fordhams report within the ER'S there is tank no5 which requires cleaning (refer to report) Additional Note --- Back contamination of 22mm MCWS is at risk from F&E tank INSTRUCTION TO BE ISSUED	Works to be done by KCTMO Contractor
O&M Manuals	29-04-16	USB Stick handed to TB for checking	Findings are being actioned – O+M final submission Mon 27/6/16

Outstanding Items from Site Reports	Date of Report		
Heating coil requires protection in two areas to avoid impact damage	03-11-15	Conclusion required	Boxing club handed over
Toilets and Bin store extract fans to be cleaned/replaced yet	10-12-15	Conclusion required	To be done by KCTMO – agreed in site meeting
Lux Levels within the flats	23-03-16	Living/Dining room 200 Kitchen 300 Bathroom 150 Corridors 150 Readings taken and all lux levels were found to be too low, urgent action required to rectify	Lux Levels agreed by Max Fordham
Entrance Lobby Items from Witnessing Report no 39 to be cleared	DE-SNAG 10-05-16		COMPLETE