

SITE INSPECTION REPORT



PROJECT:	Grenfell Towers	REFERENCE:	7654
SITE ADDRESS:	Grenfell Tower, Grenfell Road, W11	CLIENT:	KCTMO
MAIN CONTRACTOR:	Rydons	REPORT NO:	26
INSPECTOR:	Jon White	INSPECTION DATE:	03 December 2015

WEATHER CONDITIONS	Overcast
Enter Temp (if <5 or >30degC):	N/A

RESOURCES				Labour (approx. quantity):	34
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Site Manager	3	Painters	3	Cladding Fixer	5
Carpenters	3	Electrician	3	Floor Layers	2
General Manager	0	Duck Work Fitters	0	Labourer	3
Windows Fixers	0	Plumbers	5	Ladders	0
Plasterers	1	Bricklayers	0	Scaffolders	0
Tilers	1	Gate men	1	RLO	1
Contracts Manager	0	Assistant Site Manager	0	Dimond driller	1
Asbestos Removal	0	Hoist fitters	2		

Comments: With both Jason one site manager, and the assistant site manager Jack are both not on site today. Rydons to confirm when Jason will come back, as rumours are that he will not return until after Christmas.

Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Site Hut	6	Skip(s)	1	Generator (s)	0
Mast climbers	8	Concrete mixer	1		

Comments: N/A

EXECUTIVE SUMMARY:

Note:

In the last site meeting Rydons reported they were 1.5 weeks behind the programme issued on 12/10/2015. On closer examination both clerk of works agreed they were actually between 4 and 5 weeks behind.

The major issues and delays are the cladding, the new boiler commissioning and associated works. The power change over, which has affected all the new flats being finished off.

The electrical change over has been done. Electrical meters are due to be fitted next Monday 7th December.

The snagging of the cladding has started, and the West Elevation has been snagged and de-snagged down to level 3, and mast climbers have started to come down. The snagging has also started on the North Elevation.

Extension of time, or delay notices to be provided accordingly by Artelia the project managers, providing Rydons have produced all the information required.

PERFORMANCE INDICATORS:	
Key Performance Indicator:	Score (1-10)
Workmanship	7
Quality	7
Health & Safety	6
Assessment Bands: 1- 3 Consistently poor standards of quality/ workmanship recorded requiring immediate remedial actions and improvement measures. 4 - 6 Demonstrating inconsistency in achieving/meeting the required quality standards. Inconsistencies in performance evident. Responsive rather than pro-active approach to quality issues evident. 7 - 9 Satisfactory/above satisfactory performance being consistently attained, evidence of a reducing number of quality issues/concerns identified. Pro-active approach to the identification and resolution of defects/quality issues. 10 No defects/quality issues identified by Clerk of Works.	
WORKS COMPLETED:	
Note: 22 flats have now been snagged and signed off by both Tony Batty and myself. The sign of procedure is now working well with the RLO, heating engineer and site manager present at sign off. All the relevant paperwork and certificates (electrical certs, window handover sheets etc), are also being checked that they are complete. Keepmoat have tabled a handover tracker, which is being updated nearly daily. West elevation from top floor down to 3rd floor has been snagged and signed off. North Elevation, East climber has also been snagged today, but not de-snagged. Nothing Elevation West clinger not ready to be snagged yet. East and South Elevations not finished yet.	
WORKS IN PROGRESS:	
Note: All areas being worked on. 112no. HIU's have been fitted. All 120 ventilation ducts have been cleaned out. 111no. heating change overs have been carried out. All the 120no. windows have now been fitted. External cladding generally. Lower areas including flats and entrance Hall progressing.	
GENERAL:	
Note: Rydons continue to not catch up on lost time on the new programme.	
PROGRAMME IMPLICATIONS:	
Note: As described in the Executive Summary, the cladding, commissioning and electrical switch over are all causing delays, which are between 4 weeks to 5 weeks late, according to Rydons programme only issued on 12/10/2015. Also the cladding to the entrance hall has started, but the AOV ductwork has yet to be delivered, let alone be fitted. The boiler controls commissioning was due to start on Friday 13th November, but has now been delayed. Rydons to update please. The cutting out of the AOV has still to be finished, with two more holes through concrete still to be done.	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
Note: RBK building control was last on site last week, looking at the cladding. Apart from the damaged panels, and bits of making good, he was generally happy. He however was concerned that the boxing club has no emergency lighting fitted, and the fire escape route does not meet the fire strategy. This must be resolved by Rydons.	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
Note: Site signage could be improved, especially the access in and out of the site office and ground floor entrance. Rydons H&S inspector last visited site on the 19th November. General housekeeping still needs to be improved, and the general lighting to the lower flats need to be improved for the workers, with the welfare facilities also needs to be better.	

QUERIES / INFORMATION REQUIRED (DATE):

Note:

On snagging the flats internally several residents have complained that the kitchen extract fans are noisy in the wind. Rydons to resolve URGENTLY.
New riser cupboards to the 23th floor to the 4th floor, Rydons have stated that Max Fordams and building control are to agree the air ventilation, and fire protection to the new lift lobby cupboards. Building inspector requires doors to be fire sealed. Rydons to confirm they will do this.
Rydons still to confirm that all the flats on the mezzanine floors have not got any heat detectors?
Some residents are still complaining about the noisy fans, blowing in the wind.

SIGNATURE OF INSPECTOR:


JON WHITE

IMAGES



Mezzanine entrance hall, ceiling grid has now started.



Mezzanine - 50% of the lift lobby now screeded.



All the AOV holes are cut out except two to do. The extract ducting will not be on site for some 4 weeks.



The new pipes to the basement have been lagged, but need to be clad.



The South East corner the cladding is proceeding, and the glazed panels have nearly finished.



The ground floor openings have been formed, and the partitions and M&E 1st fix have also started.

IMAGES



Rydon's still have not changed the hoarding signage for the contact details. Please change.



Boxing club AOV's are now installed, above the lift opening. Lighting has started, with the emergency lighting not yet fitted.



Low level cladding is now progressing.



East Elevation - 16 panels out of 296 have to be fitted. 90% of the column brackets have been fitted, with 128 column panels fitted out of 138. (Not including the lower floors). The top canopy has nearly finished. No lower floor panels have been fitted. No mast climber working today.



North Elevation - All of the panels have to be fitted. Also 90% of the column brackets have been fitted, and the top canopy is finished. Only the hoist column panels have yet to be fitted. None of the lower floor panels have been fitted yet. One mast climber working today, with 2 operatives.



West Elevation - All cladding down to the 3rd Floor, has been finished and snagged, and the mast climbers are also nearly down to that level. No lower floor panels have been fitted yet.



South Elevation - All the cladding panels have been fitted, except the lower levels, and ones that are affected by the hoist ties. Still only 80% of the column brackets and panels have been fitted, and the top canopy is nearly done. Lower entrance framework is now being installed. No mast climbers are working today.

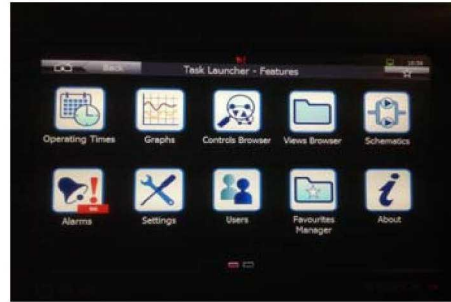


The final commissioning of the new boiler room plant cannot start until all the two ventilation holes have been made good, and all the holes to the new pipes fitted into the main concrete core, so a complete seal is achieved.

IMAGES



The boilers still have been commissioned, but will have to be commissioned again when the permanent ventilation fans have been fitted. Labelling of all valves, schematic layouts, and general finishing off to all plant to be done. KCTMO have still to resolve the leaking problem.



Basement boiler panel is still yet to be installed fully. Can Rydons confirm why 96 alarms have been activated. Still no Schematics have been installed. Rydons have now confirmed the date to start commissioning the boiler controls, etc, has been moved from Friday 13th, to a later date.



Boxing club disabled WC has not progressed, floor yet to be laid.



Ground floor area, and nursery area, partition have started one side, 1st fix M&E is still in progress.



Mezzanine last flat to the South West corner, plastering now done, and 2nd fix carp and M&E and kitchen fittings in progress



This is the site entrance, no signage for site office, of fire escape, and poor lighting and access, needs to be improved to the ground floor South elevation.