



# **Grenfell Tower**

## **Boxing Club**

## **User Manual**

1A Grenfell Tower  
Grenfell Road  
London W11 1TG

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## Internal Refurbishments

The boxing club has been refurbished and designed with great care. We hope you are pleased with it. This handbook has been written to advise you on how to get the best from the works we have carried out.

### Your Landlord's Details:

RBKC Corporate Property Team

Operating hours: as the planning permission approval of 10 January 2014

**Emergencies within Grenfell Tower**  
(KCTMO who manage the building)



### Builder's details:

Builder's Name:

**Rydon**

Builder's Address:

**Rydon House  
Station Road  
Forest Row  
East Sussex  
RN18 5DD**

### Building Description

The boxing club is on the second floor of this 23 storey tower block. It is accessed primarily by the dedicated side entrance but there is also a secondary (means of escape access) that opens into the lift lobby at second floor.

The boxing club comprises a main L-shaped training room, a male changing room with wc, urinals and 2 shower cubicles, and a disabled wc with integral shower. There is a corridor connecting the main entrance to the club at second floor, with the toilet facilities and main training room. There is an intercom between the main training room and the ground floor entrance.

The stairs leading to the club from the ground floor may be used by residents in case of fire. There is balcony access to this staircase from the third floor down.

Your new boxing club has double glazed windows, and is insulated with new cladding panels externally.

All new work is under 12 months defects guarantee period, which will expire in May 2017.

### **Specific information to the boxing club:**

- The landlord will need annual access for servicing the AOV (automatic opening vent) in the lobby of the premises.
- The boxing club is due to provide an annual fire risk assessment to their landlord.
- There is also a fireproof letterbox at ground level.
- The middle door in the main room is an alternative fire exit in case of emergency.
- Any equipment fitted to walls has to have anti-vibration mountings. Any floor fixed equipment should not be attached to the floor slab.

## **Fault reporting and defects procedure**

### **General Defects**

Although the boxing club has already been inspected, it is possible that unforeseen problems may occur after completion.

Should you have any problems, please phone the repairs team on the Freephone number [REDACTED] and mention the boxing club is still within the **12 months defects period**. The TMO will ensure that action is taken to inspect and remedy them.

### **Defects Inspection**

Approximately twelve months after completion of the building works, an appointment will be made with the boxing club for a joint inspection with a Rydon representative and KCTMO to identify any defects that may still be outstanding and require rectification. Your co-operation at this stage will be appreciated.

**GENERAL INFORMATION**

**Electrical Emergency**

The consumer service unit is located in a purpose built cupboard in the back of the male changing room. It controls the electrical installations. It contains a number of MCB's (miniature circuit breakers). The separate red switch cuts off the whole of the electrical supply to the club.

You may find that from time to time, one of the MCB'S or RCBO'S "trips out" on the board. This will generally be due to a fault on one or more of the circuits, an appliance or it may occur when a light bulb blow's. This is designed to happen as a protection device and is not a cause for concern.

Each of the circuits in your home is on a separate MCB; lighting will be on one MCB, kitchen will be on another, sockets will be on another etc, and are clearly labelled.

Please note the boxing club is now responsible for payment of their own electricity.



Your meter reference number is:

Your meter reading at handover is:

## Plug sockets



## Heating and Hot Water

The heating and hot water to the boxing club is supplied by the new gas fired boilers in the basement; this is brought into the boxing club by the heat interface unit (HIU). This system provides you with complete control of your heating and hot water all year round. This is a pay-as-you-go system that will be paid for by the boxing club and you can check your credit on the display unit. The gas supplier is procured by Grenfell freeholder, Royal Borough of Kensington and Chelsea for the whole building, there is no alternative supply.

### Heat interface unit (HIU)



## Temperature and Energy Control



The thermostat is a TP5000 Si range RF and is located on the hallway wall. (Please see the thermostat and user guide issued).

### Simple Thermostat Guide

As part of the handover process we have already set up the thermostat and shown you how to use it. Here is a simple guide for ongoing use.



This is the display of the room temperature.

This is the display of the heating temperature. For the radiators to feel warmer you must turn up this number so it is greater than the room

This is the button to press to **turn up** the temperature of your heating

This is the button to press to **turn down** the temperature of your heating



### **Further information**

- The thermostat is a battery operated system that communicates wirelessly to the HIU for your heating.
- We have already set the date, day and time for you but if you need to alter this please see p17 & 18 of the user instructions.
- We have already set the timings you want your heating to come on and off at, but if you want to change the pre-set programmes please see p19 of the user instructions.
- If you wish you can keep your heating on constantly and the temperature will be controlled by the room stat or the individual radiator TRV's.

\*Please see additional manual for information on your heating and hot water

### **In an Emergency - Turning Off Your Water Supply**

If you need to turn the water off for any reason a new stopcock has been fitted above the HIU and within the fitted cupboard as shown on the handover process and is labelled 'mains water stopcock'.





## Door entry system



### Door entry handset

To gain entry into the Boxing club, visitors need to use the side entrance to the block. The door entry handset is located in the hallway, and will allow visitors to be let in, and make their way up the stairs to the boxing club.

## Welfare

The toilets and shower rooms have all been fitted with new facilities. These include:

### Disabled toilet / Ladies shower room

Toilet – disabled access toilet

Sink – lever taps

Shower – dual headed shower

Thermostatic shower mixer taps - The new taps are thermostatic to ensure constant showering temperatures.

Non-slip tiled floor



### **Male toilets / shower room**

Toilet and Urinals

Sinks – lever taps

Shower cubicles – with press button showers

Wooden changing benches and hooks

Non-slip vinyl flooring throughout





**Water fountain:** Is located just inside the entrance opposite the disabled WC/ Shower room

**Hallway flooring** – Vinyl



**Boxing room flooring** – wooden sprung floor



**Extractors** – the extraction system is located on the building roof.



## CLEANING AND MAINTAINING

- Floor surfaces should be cleaned with water and mild detergent e.g. washing up liquid. Do not use abrasive cleaners.
- Vinyl flooring - **DO NOT** apply polishes to these surfaces, as this will impair the slip resistance and could be hazardous.
- Bathroom sanitary ware - Basins and sinks should only be cleaned with recommended products (e.g. CIF/Ajax cream or similar cleaners) to avoid damaging their surfaces. **DO NOT** use abrasive cleaners to clean bath, toilet, cistern or basin as this could scratch and damage the surface.
- **DO NOT** use scouring, gritty powders or bleach on any of the sanitary ware or the kitchen sink.
- Bleach should **NOT** be mixed with lavatory cleaners.