

# SITE INSPECTION REPORT



<b>PROJECT:</b>	Grenfell Towers	<b>REFERENCE:</b>	7654
<b>SITE ADDRESS:</b>	Grenfell Tower, Grenfell Road, W11	<b>CLIENT:</b>	KCTMO
<b>MAIN CONTRACTOR:</b>	Rydons	<b>REPORT NO:</b>	27
<b>INSPECTOR:</b>	Jon White	<b>INSPECTION DATE:</b>	10 December 2015

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

<b>RESOURCES</b>				Labour (approx. quantity):	<b>34</b>
<b>Trades on site:</b>	<b>No:</b>	<b>Trades on site:</b>	<b>No:</b>	<b>Trades on site:</b>	<b>No:</b>
Site Manager	2	Painters	4	Cladding Fixer	11
Carpenters	4	Electrician	5	Floor Layers	0
General Manager	0	Duck Work Fitters	0	Labourer	4
Windows Fixers	0	Plumbers	9	Laggers	1
Plasterers	0	Bricklayers	0	Scaffolders	0
Tilers	0	Gate men	1	RLO	1
Contracts Manager	0	Assistant site manager	0	Dimond driller	1
Asbestos Removal	0	Hoist fitters	2	Steel fabricators	
Electric meter	1				

**Comments:** One of the site managers Jason, who is the longest site manager, is away for approximately 4 weeks. Also Jack the trainee foreman is not in, and Chris is also not in. Rydons need to get additional supervision, otherwise site safety could be compromised. Also the contract manager Steve Blake has not been on site all week.

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

**Comments:** N/A

## EXECUTIVE SUMMARY:

**Note:**  
 The previous updated programme issued in October, Rydons are approximately 5-6 weeks late.  
 The most critical item that is still to be resolved is the access provided for the cladding contractor is unsafe on the South Elevation behind the mast of the West mast climber. This is most urgent that it is resolved. The cladding contractor thinks they will not be finished until the end of February 2016.  
 The other major issues include the delays in the new boiler commissioning and associated works, the power change over, which has affected all the new flats being finished off, and the fixing of the AOV ductwork.  
 The electrical changeover has been done. Electrical meters have started to be fitted on Monday 7th December, one flat to go (not ready), and the nursery and boxing club to fit. Rydons to confirm when these are booked in to be fitted.  
 The snagging of the cladding has started, with the West & North Elevation and one climber on the East snagged. The West and North elevation has been de-snagged down to level 3, and mast climbers have started to come down. The cladding to the South elevation and one of the climbers to the East elevation is not finished to be ready to snag.  
 Extension of time, or delay notices to be provided accordingly by Artelia the project managers, providing Rydons have produced all the information required.  
 Both Tony Batty and I have requested Rydons rectify the noisy kitchen fans, which again have been complained about by residents when doing final inspections. Some of these fans rattle and a make a lot of noise in high winds.  
 The gas vents to the gas riser, throughout the height of the building needs to be resolved as soon as possible, so if required they can be installed before the end of the contract.

<b>PERFORMANCE INDICATORS:</b>	
<b>Key Performance Indicator:</b>	<b>Score (1-10)</b>
Workmanship	7
Quality	7
Health & Safety	5
<b>Assessment Bands:</b>	
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.	
<b>WORKS COMPLETED:</b>	
<b>Note:</b>	
26 number 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. Rydons have tabled a handover tracker, which is being updated nearly daily. The cladding to the West & North elevations from top floor down to 3rd floor has been snagged and signed off. One climber on the East Elevation has been snagged today. South Elevations not ready to be snagged.	
<b>WORKS IN PROGRESS:</b>	
<b>Note:</b>	
No areas have been finished. 117 number HIU's have been fitted. All 120 ventilation ducts have been cleaned out. 116 heating change overs have been carried out. All the 120 windows have now been fitted. External cladding generally from the 3rd floor down on all the elevations, and all the Elevation to the South is not ready for snagging. Lower areas including flats and entrance Hall progressing, with the electric meters now being fitted and all flats have now been lived up. Basement boiler works in progress, with the control panel now being populated. Rydons to finalise commissioning after Christmas, when all the making good around the large intake and extract ducts, concrete core holes, etc are made air tight.	
<b>GENERAL:</b>	
<b>Note:</b>	
Rydons to confirm when new programme will be issued, as the last one is so out of date.	
<b>PROGRAMME IMPLICATIONS:</b>	
<b>Note:</b>	
As described in the Executive Summary, the cladding, commissioning and electrical switch over are all causing delays, which are between 5 weeks to 6 weeks late, according to Rydons programme only issued on 12/10/2015, this may be updated. Also the cladding to the entrance hall has started, but the AOV ductwork, has still to be delivered, let alone be fitted. The boiler controls commissioning has now been delayed. Rydons to update please. The cutting out of the AOV has still to be finished, with the last hole being cut out today.	
<b>REVIEW SITE INSPECTION LOG: BUILDING CONTROL</b>	
<b>Note:</b>	
RBK building control was last on site two weeks ago, 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. Looking at the flat layouts on the mezzanine floor, the fire protection detectors are limited to only ONE smoke detector in each hall in each flat. Max Fordams and Rydons to confirm this has been accepted in the design, and that no heat detector is required in any of the kitchens? Tony Batty has inspected the M&E before the second skin of the partitions and ceiling have been sealed up. Snagging has been issued to Rydons for action.	
<b>RISK ITEMS (E.G. HEALTH &amp; SAFETY, ETC.):</b>	
<b>Note:</b>	
Site access and egress needs to be improved, especially the access in and out of the site office and ground floor entrance. The temporary lighting accessing the basement was again unplugged. This is very dangerous. Rydons to fix a dedicated light so it cannot be turned off. 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. HSE no visits No accidents this month Last tool box talk, two weeks ago.	
<b>QUERIES / INFORMATION REQUIRED (DATE):</b>	

**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?  
The gas vents for the gas riser, throughout the height of the building needs to be resolved as soon as possible. Rydons have been asked for details including a priced up document to reach the current standard, this is holding up this work. Rydons to action URGENTLY.

**SIGNATURE OF INSPECTOR:**



JAN WHITE

**IMAGES**



Mezzanine flats progressing well. Max Fordams and Rydons to confirm No heat or smoke detectors are scheduled to be fitted, on all of the mezzanine flats, and this has been approved by building control.



The South Elevation cannot be finished at all, because the access behind the West climber on the South Elevation, is totally unsafe. This needs to be resolved by Rydons and the cladding fixers. This has been an issue for months. This item is on the critical path.



All the AOV holes are cut out except the last one being cut out today. The extract ducting is not yet on site.



The new pipes to the basement have been lagged, and has started to be clad.

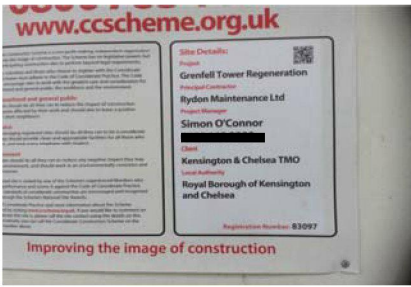


The South East corner the cladding is proceeding, and the glazed panels have nearly finished. The column trims are now being fitted.



Ground floor fire seal needs to be improved before being approved, top of partition, just north of the concrete core.

IMAGES



Rydots after 6 weeks, still have not changed the hoarding signage for the contact details. Please change.



Low level cladding is progressing slowly. Picture of the North East corner.



The two steel supports to the ground floor entrance hall are being fitted today.



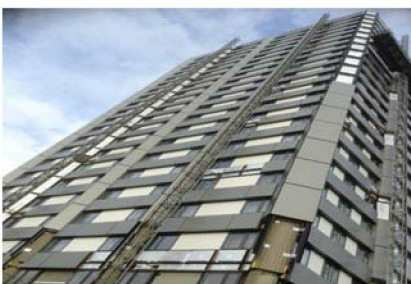
East Elevation - Still 16 panels out of 296 have to be fitted. 90% of the column brackets have been fitted, with 112 column panels fitted out of 138. (Not including the lower floors). The top canopy has nearly finished. No lower floor panels have been fitted. Snagging only to the North climber started today.



North Elevation - has been snagged and de snagged down to level 3, all finished apart from the panels around the hoist ties. Master climber has not started to come down. Lower panel have made a start.



West Elevation - has been snagged and de snagged down to level 3. Both master climbers have come down to level 3. Lower floor cladding has now started.



South Elevation - All the cladding panels have been fitted, except the lower levels, and ones that are affected by the hoist ties. 90% of the column brackets and panels have been fitted, and the top canopy is nearly done. Lower entrance framework is now being installed. One panel behind the North climber can't be accessed from the ground all the way up to the roof.



The East elevation as snagged today. A further 3 cladding panels were damaged and need replacement. A total 16 panels have needed to be replaced so far.

## IMAGES



The water/leaking problem still has not been resolved. The boilers still have been commissioned, but will have to be commissioned again when the permanent ventilation fans have been fitted.



Basement boiler panel is still yet to be installed fully. We still have 122 alarms activated. Still no Schematics have been installed.



This is the entrance down into the basement, no lights again, very dangerous, make temporary lights unpluggable, so this cannot happen.



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



Both the boxing club and nursery electrical meters have not been fitted yet. Rydons to confirm when this has been booked in.



The labelling to the boiler plant room has now started. Other commissioning to follow.