

The Royal Borough of Kensington and Chelsea Tenant Management Organisation

Notes from Grenfell Tower evening meeting

17th June 2013 at 18.30pm

Those Present:

Peter Maddison	Director of Assets and Regeneration
Paul Dunkerton	RBKC-TMO Ltd (Project Manager)
Siobhan Rumble	Lancaster West Area Manager
Bruce Sounes	Architect Studio E
Philip Booth	Project Manager Appleyards

(see attached attendance sheet for residents)

Distribution: Those present including Apologies.

ITEMS	DETAILS	ACTION
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1.0 MINUTES OF PREVIOUS MEETING

1.01 No minutes presented

2.00 Project Update

Peter Maddison, the new Director of Asset and Regeneration, provided residents with an update on scheme and recent design considerations. He explained that residents will still be getting what they were promised and that the TMO are working with planners to provide a scheme which offers maximum benefits.

Since planning application was re-submitted in November 2012 Planners have asked for a resubmission including the following amendments: Removal of canopy, further definition to the roof detailing and consideration on colour schemes.

The TMO have also had discussion with RBKC about the proposals to create additional workspaces within the undercroft garages facing Grenfell Tower and following these discussions it has been agreed to omit this work from current planning application to allow focus and improvement to the Regeneration of Grenfell Tower.

2.1 Planning and timescales

Peter talked through timing of the scheme which estimated start on site March 2014

Peter advised residents that due to the omission of conversion to garages the TMO will look at improvements required to the finger blocks at a later date.

Peter & Bruce said to residents that we will take their comments and put them forward to planners when we meet with them next week.

3.0 Residents concerns of work

Q) Residents concerned that they may not get the improvement works as promised and proposed

A) Peter, TMO & RBKC are committed to this scheme and will deliver.

Q) Residents concerned that the TMO and RBKC will do what they want and not listen or take into consideration residents needs.

A) Peter, this not true and we are looking to make the maximum benefits for the money we are investing into the tower..i.e value for money

3.1 Canopy

Q)Residents wanted to know why we are removing the canopy

A)The planners felt that the canopy did not work well with the design of the building and the proposed environmental improvements which looks at opening up the area to become more pedestrianized with better access routes. The canopy blocks light to lower levels and quickly becomes unsightly with dirt and derby.

A) There will also be added CCTV around the block to try and capture culprits of this anti social behavior. We would like to remind residents that littering is a criminal offence and that anyone caught throwing items from their windows could be prosecuted.

Q) Some residents had concerned about the nursery and the protection the canopy offered, but taken it away will present some safety concern.

A) Bruce, there will be a canopy cover over each entrance

3.2 Windows

Q) Residents had concerns on how the windows would operate/open and what the TMO are doing to prevent falling objects and items being thrown out windows if canopy removed.

A) Due to the removal of canopy the TMO are looking into options which can assist controlling people throwing objects out the window. We are working to design a window which not only allows maximum ventilation but also has a barrier to prevent objects from being thrown out. Part of the design will also allow residents to open windows fully for cleaning but on a controlled locking system.

Q) Residents want windows which lock in position and have restrictions to open that can only be opened with key for security from children,,, controlled and managed by key system?

A) We will provide residents with a mock up window which will be on display for your viewing and consideration. We will notify you when this is available.

3.3 Heating

Bruce discussed heating system located in the basement and not the roof as it presented better economical value.

Q) Residents wanted confirmation that new meters will be installed within their home and also wanted confirmation that they can control the amount of heat being used within their home.

A) New meters to the heating system will be installed within each flat. This will assist you and TMO in understanding and monitoring energy consumption within your home. We can also confirm that you will be able to control temperature of heat within your home via individual thermostatic controls. More details and instructions on their use will be provided upon installation.

Q) Would this mean reduction in their service charge for energy use?

A) Peter, this may mean reduction however would need to look into this and come to them.

Bruce informed residents in the way the new heating system pipework would distributed through the building in the communal areas and into their flat.

Q) Residents had concerns on how the pipework would be run within their flats and the decorations following installation. They wanted to know if we were looking to carry out making good is so to the extent.

A) Peter, The new heating pipes will be surfaced fixed and run along walls to each new radiator. To show residents the pipe runs and how this will look we intend to complete a show flat which residents can view upon request prior to installation of new heating system so they understand exactly how the pipes will be installed

A) Bruce advised residents that access would be required into every flat and this would mean some disturbance for surveys and installation work to be completed.

A) Peter, Access is the responsibility of contractors and scheduling their resources, however the estate management team will assist in gaining access to ensure the programme is completed.

Note: Peter would like to look into the way residents are billed for use of heating. Does the new system allow residents to be charged separately from others? Only the amount of heating they use.

4.0 Peter updated residents with recent problems with power surge;

As you will be aware, recent electrical surges within Grenfell Tower meant that some residents lost power, or were unable to use some electrical appliances. We also now think that these surges were linked to temporary loss of water supply in some parts of the building as power to water pumps was disrupted.

This has been rectified and we have also carried out a repair to a damaged cable on the mains supply. We hope that this will resolve the problem, however, we will continue to monitor the situation and investigate whether there are other factors that have contributed.

We are currently preparing to renew the rising electricity main and install surge protection to give additional protection to the block. Parts have been ordered and a schedule of work is being planned.

We have visited all the affected flats and recorded any reported damage. Detailed electrical inspections are on-going.

Affected residents will also be contacted by their Lancaster West Estate Officer with details about how to make a claim. In the first instance residents should contact their home insurance company and report any damaged electrical equipment.

The TMO is liaising with its insurance company and will submit the reports on each of the reported damaged goods for consideration. We will notify residents of their final decision.

Q) One resident from flat 122 had concerns that his smoke detector in the does not work.. Peter will send someone to investigate and remedy if a fault is found.

A) Peter, we will ensure this checked and full Periodic Electrical Report is carried out your flat in the coming week. Paul D took details and will arrange PIR test.

Q) Resident from flat 82 had concerns about wiring to her flat and said it had not been tested in years.

A) Peter, again we will ensure this checked and full Periodic Electrical Report is carried out your flat in the coming week. Paul D took details and will arrange PIR test

5.0 Other notes

Residents concerned that no one from EMB were present in meeting to support the residents voice and needs.

One leaseholder concerned about drainage system in her flat and the noise generated? This could also be linked to the extraction system?

Leaseholder in flat 165 wanted PD to arrange inspection of damaged items following power surge, computer speaker and bed side lamp.

8.00pm Q&A session ended and residents invited to view display boards.