

Message

From: Claire Williams ["/O=KC TMO/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=CLWILLIAMS"]
Sent: 02/12/2014 09:31:33
To: David Gibson ["/O=KC TMO/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=Dgibson"]
Subject: FW: Grenfell windows NMA
Attachments: image001.jpg; image002.png; image003.jpg; image004.jpg; image005.jpg; 5723ce.png; imagead0e91.JPG

David

Can we discuss this when we look at the draft report for ET on heat metering?

Ta

Claire Williams

Project Manager

t: [REDACTED]
m: [REDACTED]

a: The Network Hub, 292a Kensal Road, London, W10 5BE
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From: BOOTH Philip [mailto:philip.booth@uk.arteliagroup.com]
Sent: 28 November 2014 15:14
To: Claire Williams; VALENTE Nick
Subject: RE: Grenfell windows NMA

Claire,

I understand you have a meeting with Peter and David on Monday to decide on when to order the windows. Please let me know asap as I wish to instruct as soon as possible to avoid any further delay. My comments are below:

Hope this helps

Have a good weekend.

Philip BOOTH

Associate Project Manager

ARTELIA UK

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From: Claire Williams [mailto:clwilliams@kctmo.org.uk]
Sent: 28 November 2014 14:00
To: BOOTH Philip
Subject: FW: Grenfell windows NMA
Importance: High

Phillip

As discussed, the planning consultant is recommending hold fire if the programme allows.

You are talking to Rydon about:

1 Programme and/or financial impacts if windows not ordered until Jan 2015 – I have discussed programme implications with Simon Lawrence of Rydon. As an initial assessment the delay to programme will be 7 weeks if the windows are ordered on 9th Jan (7 weeks later than the window order date of 7th Nov). Rydon are currently behind programme and are reporting that they will make this up. We will challenge any extension of time and there is a duty of the main contractor to make up time lost which we will push Rydon to deliver upon. However in reality the external windows and elevations are on the critical path and it is unlikely that significant savings in time will be able to be made. The windows impact on the whole external cladding and the making water tight of the building. Windows on the original programme were due to be installed as from 15th Dec. Once a decision is made to either order the windows now or when planning approval is achieved for the NMA then Rydon will be better placed to detail the programme out on the order date assumption. Some savings may be made however I don't anticipate more than a week or two may be able to be made up. We are currently 3 weeks behind when the windows were due to be ordered.

2 I note that the window proposal was contractor led, and as a d&b contract I would not expect all the risk to lie with the client; even though there will be clear benefits of reduced cost and working time in flats as well as no impact on resident furniture and fittings – so better resident satisfaction. As discussed on the phone I don't believe the change of window size is contractor led. Rydon marked up the tender window sizes in the vacant flat. It was agreed that if planning permission could be achieved there is benefit to the contractor and to you as TMO in the saved disruption to the flats. However the decision to hold on ordering the windows and to seek a non material amendment with the planners was a client decision and therefore risk. Rydon were happy to proceed with installing the tender windows which would have left the responsibility firmly with Rydon but will have led to less disruption than using the existing window opening. We will seek to recompense the contractor savings in changing the window sizes to your benefit, but whilst this will assist financially, a delay has still been occurred and this delay is likely to cost in additional programme.

3 Programme for client decisions – The two outstanding decisions I am aware are required from TMO (in addition to the window) is the acceptance or not of the HIU position. This remains a Rydon risk and they are installing an HIU into flat 145 for your consideration next week. The other decision is the meter decision. I understand that Maxfordham have advised on the valve etc that would give the greatest flexibility for your future decision on metering. Simon Lawrence is going to advise on when he needs this decision, so until you are given a deadline for this decision this remains a Rydon risk and responsibility.

4 Boiler/ventilation feedback – I think Rydon did a report after the incident at the end of October – Simon has promised me the report by end of next week.

We discussed that if we have heard nothing by the end of the working day that you are going to instruct the 2 new flats (planning consultant chasing this approval which was held up by legals). I will instruct at the end of the day if I have not heard.

We discussed that the 4b to 3b flat issue will be resolved asap. I have asked Amy Peck if there are any planning/S106 implications. I hope you can avoid stopping Rydon's work as this will have a cost implication if a change at this point is made and I am very aware of the budget constraints on this project.

Catch up soon.

Claire Williams

Project Manager

t: [REDACTED]
m: [REDACTED]

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From: Amy Peck [mailto:amy.peck@ibigroup.com]

Sent: 28 November 2014 10:51

To: Claire Williams

Subject: RE: Grenfell windows NMA

Importance: High

Claire

I have spoken to the planning officer this morning (Claire Shearing). She has confirmed that she does not think that there is a significant risk with the windows, but advised there is still a risk ordering them before a decision.

She has said that she will chase the application and determine it as quickly as possible, which would certainly be within the 28 days in any event. Given the debates to date on the project and that the council have not seen the before and after drawings, I would recommend, we hold fire if the programme allows.

You will note that one of the changes we are proposing is to amend the colour of the rainscreen panel at the walkway level. She did suggest that this could be done separately, so that the windows can be approved swiftly, in case there is a debate about the colour. I explained this was an issue as we do not want to have to serve notice twice! It could be we can agree the change in colour by condition discharge and keep them separate. I am going to forward her a copy of the current colour and proposed and we can agree a way forward.

Either way, the intention is to submit the application as soon as you are in a position to serve notice (this should be done at the same time).

Amy

Amy Peck

Town Planner - Studio Associate

email amy.peck@ibigroup.com web www.ibigroup.com

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From: Claire Williams [<mailto:clwilliams@kctmo.org.uk>]
Sent: 25 November 2014 12:09
To: Amy Peck

Subject: FW: Grenfell windows

Amy

Is there any feedback from the planners on risk, as item 2) below? Rydon are due to present the programme and any other issues/risks to us simultaneously.

Thanks

Claire Williams
Project Manager

t: [REDACTED]
m: [REDACTED]

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From: Claire Williams
Sent: 18 November 2014 15:47
To: 'Amy Peck'
Cc: slawrence@rydon.co.uk
Subject: RE: Grenfell windows

Amy

Just confirming our conversation:

- 1 Please put in the non-material amendment to the planning application for the windows – which has a 28 day turn around formally, but we discussed the fact that Christmas may cause a delay
- 2 I have asked if you can get some feedback from the planners as to what 'risk' this would pose to the TMO if we were to order the windows now – ie without this approval being in place
- 3 Also can you bring the new ground floor layout showing community room to the planners attention (instead of meeting rooms servicing the offices which was the original proposal when the office was within the building). This will not change the external appearance, but will keep their files up to date.

Simon will instruct Studio E to send you the relevant drawings asap.

Thanks

Claire Williams

Project Manager

t: [REDACTED]
m: [REDACTED]

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From: Amy Peck [mailto:amy.peck@ibigroup.com]

Sent: 13 November 2014 16:35

To: Claire Williams

Subject: RE: Grenfell windows

Claire

Have you heard back on this? Let me know if you want me to proceed pulling the application together.

Amy

Amy Peck

Town Planner - Studio Associate

email amy.peck@ibigroup.com web www.ibigroup.com

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From: Claire Williams [mailto:clwilliams@kctmo.org.uk]

Sent: 03 November 2014 10:52
To: Amy Peck
Subject: RE: Grenfell windows

Amy

Thanks, I have just forwarded this to the contract administrator and contractor so we can get all loose ends tied.

I will come back to you as soon as I hear.

Claire Williams
Project Manager

t: [REDACTED]
m: [REDACTED]
a: The Network Hub, 292a Kensal Road, London, W10 5BE
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From: Amy Peck [mailto:amy.peck@ibigroup.com]
Sent: 03 November 2014 10:22
To: Claire Williams
Cc: Paul Sheppard
Subject: RE: Grenfell windows

Hi Claire

I have just had a response back from the case officer. The change requires a Non-Material Amendment application to formalise the change.

This would be a require an application to be submitted (detailing the proposed changes). A non-material amendment application has a 28 determination period by the LPA.

This application would be outside of our current fee agreement. I would anticipate that this would be no more than a days work. Therefore, I suggest a fee of £600 +VAT, based on the compiling of the application, submission, chasing and negotiation taking no longer than a day. I would hope this would be a straight forward application. As it is non-material, the S106 negotiations would not be affected.

Please confirm if the above is acceptable, and I will pull the application together.

Kind regards

Amy

Amy Peck

Town Planner - Studio Associate
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From: Claire Williams [mailto:clwilliams@kctmo.org.uk]
Sent: 31 October 2014 11:25
To: Amy Peck
Subject: Grenfell windows

Hi Amy

Can I ask if we have we had any more feedback from RBKC planners on the window issue, based on the feedback from Simon Lawrence of Rydon on Monday 27 October to yourself?

Thanks

Claire Williams

Project Manager

t: [REDACTED]
m: [REDACTED]

a: The Network Hub, 292a Kensal Road, London, W10 5BE

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