

The residents' meeting was arranged to update residents on the design development and progress of the planning permission. The main focus was on the design changes requested by the planners, and responding to residents' questions.

The planning drawings shown at the meeting will be available for all residents to view in the room beside the concierge office on the ground floor of Grenfell Tower.

Design development and planning permission

- RBKC Planners have asked that the canopy is removed as part of the proposals. The design amendments have been made in response to direction from the planners. When we have discussed this proposal with residents, you have raised concerns about safety, we have therefore made the following amendments to the design to address these concerns:
 - A pergola planted with climbing plants and covered with mesh netting is proposed alongside the entrance to the nursery.
 - A small canopy has been introduced over the main entrance to the building at ground level.
 - Two types of windows have been introduced. A small casement window which can open fully internally, and which has slots across the outside. This will prevent anything being thrown from the window. There is also a larger tilt and turn window, which will have opening restrictions, but can with a key be fully opened for cleaning only.
 - The windows will be slightly larger than at present to offset the bulkier frames, so the overall area of glass and light to the room should be the same. Studio E Architects have also checked and modelled the ventilation requirements to all rooms from the various options on windows, and all are acceptable. It was confirmed that we would let residents see a window sample so that residents could better understand how the windows opened, security arrangements, and how they could be cleaned.

Heating and hot water

- Grenfell Tower will have its own new boiler, risers pipes will be located in communal areas on each floor, and each flat will have individual heating control. The pipe work within flats will be surface mounted. It is proposed that as part of the development of the design, that one of the void flats will have the works carried out ahead of the main works starting, so that tenants can see for themselves the proposals.
- Peter also confirmed that we will come back to a future meeting with more detailed proposals on the metering of heating and hot water. It is proposed that residents will have the ability to control the heating within their own homes. The TMO is also in discussions with a number of energy providers to see if they can provide some grant funding to the Grenfell Tower proposals.
- Residents wanted assurance that on completion of works, there would be good availability of hot water and water pressure within their homes. We can confirm the system will be designed to suit the energy needs of the residents. We will come back to a future meeting with detailed proposals when they are developed.

Budget Update

- Peter confirmed the TMO and the Council are committed to the regeneration of Grenfell Tower and a budget of £9.7m had been authorised to fund works. This funding is secure. The budget for Grenfell is considerably more than is being spent this year on all TMO housing stock and it is important that the project delivers the best quality of work and value for money.
- The cost consultants have stated that the funding available is sufficient to carry out all the proposed works. However, to ensure we are able to evidence value for money, it has been decided to tender the works to the market.

Procurement and resident involvement

- The works will be governed by European procurement regulations (OJEU) and we will use the tendering process to obtain best value. Key criteria include experience in working with residents and working on high rise buildings doing the sort of works proposed for Grenfell Tower.
- Further development work is required on the full procurement process. We hope to undertake the formal tender in the autumn and it is thought that works will start early in 2014. The exact timing of the procurement cannot be guaranteed and is dependent on the timing of the planning permission.
- Post meeting note: in response to a question at the meeting, we can now confirm the tender will be via the restricted OJEU process. We have now been able to submit a pre-qualification survey to assess contractor eligibility for the restricted tender process.
- Peter confirmed that resident representatives would be part of the tender selection process and we would come back to the next meeting with details of this.

Other

- Residents queried the timing of certain elements of the works and whether the heating or the cladding and new windows would be carried out first. Peter explained that the contractor will be the expert on programming and carrying out the works, and will work with residents over the timing of the various activities.
- In response to a question on section 20 consultation for the communal heating contract, it was explained that this information related to the maintenance of all communal boilers for the housing stock, and was separate from the proposals for Grenfell Tower being discussed.
- Peter stressed the importance of ensuring that residents were fully briefed on the proposals as they develop, and had an opportunity to make comments on the proposals at all stages.

Grenfell Tower Regeneration ;

Design development and Planning Permission;

- Peter Maddison, Director of Assets and Regeneration for the TMO, introduced the Architects to discuss the progress on the design proposals since the last residents meeting in June.
- Bruce Sounes, from the architects Studio E, gave an overview on progress from the last residents consultation meeting. A number of drawings were presented and Bruce talked through the changes to the scheme
- The design drawings, amended to take account of concerns from the planners and feedback from residents, were submitted to planning on 29 July 2013. The planners have in response to this now written to all residents providing information on where the proposals can be viewed, and provides information on how residents can make comments on the proposals. It is anticipated that if no objections to the proposals are received by the due date, that planning permission will be granted in September. Should there be objections to the proposals, then planning permission is likely to be delayed.
- It was explained that the planners had objected to the canopy, and had asked for this to be removed. The designs address residents concerns with the removal of the canopy in the following ways
 - A pergola planted with climbing plants and covered with mesh netting is proposed alongside the entrance to the nursery.
 - A small canopy has been introduced over the main entrance to the building at ground level.
 - Two types of windows have been introduced. A small casement window which can open fully internally, and which has slots across the outside. This will prevent anything being thrown from the window. There is also a larger tilt and turn window, which will have opening restrictions, but can with a key be fully opened for cleaning only.
 - Overall the windows will be slightly larger than at present, but because the framed are bulkier, the overall area of glass and light to the room should be the same. Studio E have also checked and modelled the ventilation requirements to all rooms from the various options on windows, and all are acceptable.
 - It was explained that we would come back to a future meeting with a window sample so that residents could better understand how the windows opened, security arrangements, and how they could be cleaned.

Heating and hot Water;

- Bruce also explained some of the options relating to the new heating system; Grenfell Tower would have its own new boiler, risers pipes would be located in communal areas on each floor, and each flat would have a metered heat exchanger. The pipework within flats would be surface mounted. It is proposed that as part of the development of the design, that one of the void flats would have the works carried out ahead of the main works starting, so that tenants could see for themselves the proposals.

- Further surveys will be carried out to a number of flats to confirm if there are any differences in layouts and current arrangements that need to be addressed to ensure the proposals developed are suitable for all flats.
- Peter explained that we would come back to a future meeting with more detailed proposals on the metering on heating and hot water. It is proposed that residents will have the ability to control the heating within their own homes. In response to a number of queries, Peter also explained that we would be separately consulting with residents of the finger blocks in due course over the future of their heating system, and on the options for future works to the finger blocks.
- The TMO are also in discussions with a number of energy providers to see if they can provide some grant funding to the Grenfell Tower proposals as well as to future works for the finger blocks.
- Resident raised concerns over the current availability of hot water and water pressure within their homes. Again it is proposed we will come back to a future meeting with responses to these queries as the detail mechanical proposals are developed.

Please note that the planning drawings shown at the meeting will be available for all residents to view in the room beside the concierge office on the ground floor of Grenfell Tower. (Copies can be sent with this update?)

Residents raised a number of additional queries;

- Does the boiler need to be replaced; It is known to be nearing the end of its working life, and although we can continue to maintain it, the current boilers are not efficient, and new boilers will be designed to suit the new energy needs of the residents after the external cladding and new windows have been installed
- The original KALC scheme proposals were meant to include a plant room to supply Lancaster West. This is no longer part of the proposals for the KALC scheme.

Budget and Procurement Update

- Peter explained that the council had earlier this year confirmed over £9m had been authorised to fund works to Grenfell Tower. This funding was secured, and we are in discussion regarding possible additional grant funding to support the proposals. It was pointed out to residents that the budget for Grenfell was considerably more than was being spent this year on all TMO housing stock, which indicated the commitment made by both the council and the TMO to carry out works to Grenfell Tower.
- The cost consultants have stated that the funding available is sufficient to carry out all the proposed works. However, to ensure we are able to evidence value for money, it has been decided to tender the works to the market.
- The works will be governed by European procurement regulations (OJEU). Peter explained that we would use the tendering process to obtain best value, and would be shortlisting contractors who had experience of working with residents and on working on high rise buildings doing the sort of works proposed for Grenfell Tower.
- Residents queried the timing of certain elements of the works. Would the heating or the cladding and new windows be carried out first. Peter also explained that the contractor we

were seeking to appoint will be the experts on programming and carrying out the works, and will work with residents over the timing of the various activities

- The exact timing of the procurement could not be guaranteed and is dependant of the timing of the planning permission. The OJEU selection process will start in the next week, with the formal tender in the autumn. It is thought that works will start early in 2014.
- It was noted that the works to Grenfell will commence before the works to the Academy are completed, but the Academy will be completed before all works to Grenfell have been completed
- (Post meeting note; in response to a question the tender will be via the restricted OJEU process)
- In response to a question on section 20 consultation for the communal heating contract, it was explained that this information related to the maintenance of all communal boilers for the housing stock, and was separate from the proposals for Grenfell Tower being discussed.

Resident Involvement in Contractor selection

- Peter explained that we would come back to the next meeting with options for how residents can be involved in contractor selection.
- Resident s queried how much of the scoring for contractors were to be awarded for the quality of their submission and how much for the price. No decisions had yet been made on the percentage for each. Again we would come back to a future meeting.
- One resident suggested that at least 3 residents should be involved, and suggested that the percentage for quality should be not less than 60%. These comments were noted, and proposals will be brought back to a future meeting.
- Peter stressed the importance of ensuring at all stages that resident s were fully briefed on the proposals as they develop, and had an opportunity to make comments on the proposals.