

Progress Report: Grenfell tower

1. Progress overview

27 March 2014 KCTMO Board ratified Rydon as contractor, and gave approval for expenditure of up to £350k to get to acceptable contract price.

April 2014

- Joint announcement with RBKC that Rydon contractor on board
- Initial meeting with Rydon to discuss contract costs and their alternative tender options

May 2014

- nursery moved out of Grenfell
- meeting with planners, who subsequently visited Chalcots scheme to look at cladding, and asked for alternatives
- change of use planning application submitted for moving boxing club to Lowerwood Ct on a temporary basis
- Rydon meeting energy grant funders to gauge exact funding available
- meeting w Bouygues on adjacent site to agree programmes and safe working

June 2014

- 2 June Rydon established in office within building
- 12 June first joint newsletter out to residents
- 12 June change of use application submitted for changing office to 2 flats
- 16 June community rooms handed over (old estates services room)
- 16 June – new housing office works started
- 26 June first Rydon coffee morning at flat 145
- Wc 23 June Signage installed for pedestrian access around ramp demolition
- W/c 30 June – tree and ramp removal start

July 2014

- Query from clr and resident re ramp removal
- Boxing club move out of Grenfell
- Works to housing office and boxing club on site
- Demolition of the canopy and strip out social services
- 17 July Lanc West RA AGM – disbanded as chaotic (Sam DeHaan)
- 18 July meeting w RBKC to co-ordinate responses to Mr Daffarn
- Negotiations with Bouygues to understand ground works and sequencing to ensure no H&S issues
- Rydon resident profiling starts – top 10 floors written to, appts to be made
- New RLO, Maxine, starts
- Rydon hold first design team meeting

August 2014

- Housing office open for business 1 August
- Temporary access to be opened up for podium access into block 7 August
- Enabling works at Lowerwood Court completed for boxing club temporary occupation- 1 August
- 21 August temporary change of use planning approval received on boxing club at Lowerwood Court
- 27 August: programming meeting with Rydon and KCTMO to look at clashes with heating and external insulation works – brought out need for lift/heating co-ordination with existing servicing contractors

September 2014

- Contract documents received from Rydon at KCTMO
- At progress meeting reported 4 weeks behind as demolition slow, but anticipate able to catch up
- 9 Sept met with Leisure Centre pre-sales team, asked them for offer to Grenfell residents during works (free/cheap access 9am-3pm Jan to July)
- Grant funding still work in progress, Scottish Power and Cenergist all being contacted together with Capita to establish what limited funds are available
- 13 Sept Rydon 'livetrain' stall at residents conference
- 15 Sept Artelia took handover of the playground equipment on behalf TMO
- 16 September new clerk of works due site familiarisation session
- 18 Sept drilling of holes in communal lobbies for heating pipes started
- 22 September meeting with finance to look at service charges for new heating system proposed
- 23 September meeting with Onsite, a provide of remote metering services
- 26 September Macmillan charity event: 'worlds biggest coffee morning' consultation, 25 households attended, and £100 raised (Rydon match funded the approx. £50)
- 29 Sept KALC handed over playground area to Rydon for storage, and the north elevation for scaffold fan erection.
- 30th September received 'materials planning condition discharge' from planners, which will allow the cladding materials to be ordered to meet programme
- 30 September Boxing club open hour for Lowerwood Court residents – CW attended with Residents Association secretary, few takers
- Resident profiling to be completed: Rydons to work with housing management on any persistent 'no access' properties

2. Quality of work

Start on site for 2 clerk of works from JRP to be agreed. One monitoring general building works, with their sub-consultant Silcock Dawson on M&E works. A site familiarisation session was organised in September, their induction to be arranged by Rydon for a start in Oct/November.

3. Costs

The costs for the scheme have been approved at £9.7m. A report was taken to RBKC Cabinet on 19 June which approved an increase in total scheme costs to £10.3m.

The contract sum is £8,556,133, as a JCT Design and Build Contract. The contract docs are at 346 High St as at September.

4. Risks

- 1 Costs escalate
- 2 Programme and costs being impacted by adjacent KALC site: Bouygues are close to their contract completion date of December 2015 which means that the risk to programme will reduce imminently. But there are likely to be some works in the Bouygues contract that are not completed because of practicality or their contract

interpretation. A meeting was held in September to establish a process for these works, to take forward to RBKC.

- 3 Lack of resident engagement leading to possible resident dissatisfaction because of noise and dust, which then impacts on access. This is being ameliorated by the Rydon RLO work, and the monthly newsletters.
- 4 Bad publicity

5. Complaints

The Grenfell Action Group blog continues with negative comment.

22 Sept email from Mr Daffarn about 'smashing down doors' for access. Resident engagement have confirmed he can set up 'Grenfell Improvement Group' but will be consulted with as all residents.

The future fit survey of the finger blocks is due 7 October, within which is a survey question to understand the level of concern about the ramp removal.

6. Activities planned for the next reporting period

- 1 Confirmation of respite flat (33 Shallfleet being looked at)
- 2 Noisy fixing of external cladding frame to start (w/c 6 Oct-mid Dec)
- 3 Evening consultation showing info presented at Macmillan coffee am - 17 Oct
- 4 KDR for 2 additional flats enacted, Unilateral Undertaking put in place
- 5 Planning application for 2 additional flats can be re-activated
- 6 Smoke vent lobby work ongoing
- 7 Meeting boxing club to clarify their M&E requirements
- 8 Grant information update

Report updated by: Claire Williams

Date :

Link to the progress reports from previous months:

[G9976 - Grenfell tower - May 2014.docx](#)

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