

# Trellick Tower Condition Report

Prepared on behalf of  
Kensington and Chelsea TMO  
292a Kensal Road  
London  
W10 5BE

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**292a Kensal Road**  
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# Trellick Tower

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## 1.0 Introduction

- 1.1 This report has been commissioned by David Gibson (Head of Capital Projects) of Kensington Chelsea TMO in respect to conducting an appraisal of the external building components to Trellick Tower and identifying an outline scope of works. The purpose of the report is driven twofold by;
1. general repair and maintenance obligations and,
  2. potential upcoming development works within the area between Block A and B which are planned to commence in 2017 resulting in the sterilisation of this area and logistical issues associated with carrying out planned major and day to day responsive works to Trellick.
- 1.2 The report has been developed in conjunction with Ark Consultancy who have been involved in various schemes to Trellick Tower over several years and Wates, who are the framework Contractor and organisation who have contributed cost advice through access to their supply chain partners in complimenting the contents of this report.
- 1.3 Following instruction received from David Gibson on the 1<sup>st</sup> May 2015, an initial briefing meeting was conducted on site on the 21<sup>st</sup> May 2015 attended by Baily Garner LLP, Ark and Wates in order to establish a brief as follows;
- establish the required scope of work to the elevations facing Edenham Way, namely the south elevation of Block A and east elevation of Block B
  - focus on the access requirements and condition of the façade including windows, structure and decorations. No other additional areas or components have been inspected including roofs, balcony finishes, communal area decorations and general finishes, services, tank room areas etc.
  - engage with Wates and their supply chain to obtain outline budgetary cost information
  - advise on practicalities and logistics associated with undertaking any planned works
- 1.4 No information has been received in regard to an asbestos register nor any detailed assessment made in regard to asbestos containing materials.
- 1.5 No FRA's have been provided or commented upon within this report.
- 1.6 A further meeting was conducted on the 29<sup>th</sup> May 2015 in order to gain access to various flats to assess the condition of the windows specifically including:
- Flat 23 located on the 3<sup>rd</sup> floor.
  - Flat 139 located on the 18<sup>th</sup> floor.
  - Flat 179 located on the 24<sup>th</sup> floor.
- 1.7 An interim Client meeting was conducted with Peter Maddison of KCTMO on the 3<sup>rd</sup> June 2015 with all principal parties contributing to this report present. At this meeting a formal written brief was established by Ark Consultancy based upon three principle objectives as below.

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1. identify a “low cost” option in undertaking the absolute minimum works required over the next 5 years to the Edenham Way elevations of Blocks A and B
2. identify a more comprehensive and enhanced range of work that may be considered to all other elevations
3. identify concrete repair and roof works required to the service tower and link bridges.

1.8 At this meeting, it was agreed that Avalon would be appointed by Ark on behalf of KCTMO in order to undertake a high level external survey of the blocks to advise on an overview condition of concrete and window components with the outputs anticipated w/c 23<sup>rd</sup> June 2015.

1.9 Presently, no further survey work has been commissioned hence our inspections have been conducted from ground level only and within the 3No units detailed in 1.6. General limitation and exclusions associated with inspections and this report our detailed further within Appendix B. We do however understand that historic observations have been recorded in respect to potential movement between the link bridges and Block A though no assessment or investigations have been undertaken by a structural engineer as part of this report or any other known commission.

## 2.0 Trellick Tower - Background

2.1 Trellick Tower is a 31 storey concrete framed building located in London Borough of Kensington and Chelsea which was designed in a brutalist style by Hungarian Architect Ernő Goldfinger.

2.2 The building was completed in 1972 and is the sibling to Balfron Tower located in Poplar, LB Tower Hamlets. The building was previously owned by the former GLC then transferred to London Borough of Kensington and Chelsea and thereafter to KCTMO as part of a stock transfer. The building is of a Grade II\* listing and provides accommodation across Block A and B comprising of 217 units in total.

2.3 175no. units are located in Block A and 42no. in Block B.

2.4 The building has and continues to attract high levels of political interest from organisations and Groups including English Heritage, Docomomo International and The 20<sup>th</sup> Society.

## 3.0 Component Condition Assessment

### 3.1 Windows – Flats

3.1.1 Both Blocks A and B have a combination of crittall and timber units which are original and therefore in excess of 40 years old.

3.1.2 Timber windows and doors to private balcony areas are in a varied but fair condition however there is evidence of significant timber decay to the timber windows on the south elevation of Block A.

3.1.3 Timber windows are generally difficult to operate with mechanisms either seized or broken particularly to the balcony areas owing to the size of the window profiles and associated

weight particularly on the sliding lounge and kitchen stable doors to the balcony areas. The windows are poor in respect to thermal and sound performance particularly at higher levels where exposure to weather impact increases. All windows and doors appear to be original.

- 3.1.4 Draft proofing is present though has degraded over the years and offers little protection from heat loss.
- 3.1.5 Decorations are delaminating to the timber windows which degrades further across the upper levels of the building. Although it was considered these windows had not been decorated for some time and potentially not since installation, the integrity of the timber appears generally sound with the exception of the kitchen windows referred to in 3.1.2.
- 3.1.6 Crittall windows exist to all elevations and are single glazed centre pivot units generally. In the properties inspected, free operation of these windows was noted including the provision of Jackloc cable type restrictors and a physical horizontal bar in providing a prevention to fall measure. Overall these windows will have suffered from thermal expansion and are likely to present seasonal operational issues and demonstrate poor thermal and sound qualities.
- 3.1.7 It was not considered these windows had been decorated for some time and potentially not since installation.

## 3.2 Windows – Communal Area including Service Tower and Links

- 3.2.1 To communal areas Block A, B, the Link Bridges and Service Tower, crittall windows exist which are either fixed or of a central pivot mechanism.
- 3.2.2 Historically, it appears various windows have been screwed shut as observed on the main communal walkways of Block A.
- 3.2.3 These windows are generally in a poor condition, particularly as noted on the Link Bridges where repair work has been executed historically in respect to applying mastic sealant to glass, frame and structure abutments in order to prevent water ingress. However clearly this is only a short term solution and considered an inadequate repair owing to the observation of ponding water on the communal flooring.
- 3.2.4 The windows contain Georgian wired glass with no evidence of broken glazing observed in the limited areas inspected.
- 3.2.5 It was not considered these windows had been decorated for from some time and potentially not since installation. Internally, many of the frames had little paint coverage exposing the metal substrate.
- 3.2.6 These windows are considered to have reached the end of their life expectancy and any future repairs will provide a short term solution only.

## 3.3 Concrete

- 3.3.1 The building is of concrete framed construction with an exposed aggregate finish.
- 3.3.2 From ground level it is clear that various concrete defects exist. Areas of corroded reinforcement and spalled concrete is visible particularly around balcony edges. Pockets of blown concrete are also clearly evident to the Service Tower with protective measures

already in place in respect to the provision of a large fan acting as a platform to collect falling debris.

3.3.3 As part of our inspections no testing of concrete was undertaken however Avalon have been appointed to undertake a full survey and provide a report on the condition of the concrete including identification on the potential scope of remedial works required. This inspection will advise on the extent of concrete attack and deterioration through a visual non-intrusive inspection only using specialist abseiling equipment.

3.3.4 Historically, we understand a programme of repairs was undertaken approximately 7 years prior by Makers to address immediate Health & Safety works and these works require re-assessment. From these inspections, various information exists in regard to hammer, coverage and carbonation test results.

## 3.4 Decorations

3.4.1 The crittall and timber windows make up the most significant proportion of previously decorated surfaces. However, additional previously painted components include railings to private balconies, soffits and ship lap type cladding to the balcony areas which features over two levels.

3.4.2 Generally, decorations are in a poor condition and delaminating significantly therefore exposing the underlying timber or metal substrate increasing the risk of decay or corrosion particularly where in exposed areas. Many of the previously decorated surfaces are potentially considered not to have been decorated since installation.

## 4.0 Options

4.1 In accordance with the original brief and 1.5 the options presented below are based upon a "low cost" and minimal approach for the elevations facing the proposed development (Block A South Elevation and Block B East Elevation) alongside a second option of a more comprehensive suite of enhanced works to all elevations.

4.2 Each option shall outline cost, methodology and logistics including access proposals.

4.3 At this stage costs are indicative only though generated from in-house data and library information including recent tender return statistics for similar specialist type work which have been complimented with information provided from Wates through their supply chain partners.

### 4.4 Option 1 - Block A South Elevation and Block B East Elevation Only

4.4.1 **Windows** – we consider approximately 90% of the windows to be in a fair and reasonable condition. Their life expectancy may be extended subject to undertaking specialist timber repair work replacing defective and rotten timber using resin solutions including full redecoration. The works shall also include a minor overhaul of the operating mechanisms of individual windows and doors to ensure they are functional including the replacement of any broken furniture as required. Repair work is likely to address the integrity of the windows however operational issues are likely to still exist without significant works involving

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- removal of units and replacement of failed mechanisms particularly to the sliding Lounge doors.
- 4.4.2 The type and nature of the repair works will require approval from the planning and conservation area officers including English Heritage and other interested Groups. Listed building consent may also be necessary depending on the scope of repair work.
- 4.4.3 The extent of overhaul works will be subject to a detailed internal and external survey.
- 4.4.4 It is proposed all abutments receive a new mastic seal in order to provide a weather tight detail.
- 4.4.5 It is not intended this option includes replacement of mechanisms, draft stripping or introduction of secondary glazing therefore shall not fully address issues concerning poor thermal and sound performance.
- 4.4.6 Repair works will not receive a guarantee or warranty owing to the nature of the work.
- 4.4.7 Owing to the fully exposed location of the kitchen windows to the south elevation of Block A and evidence of extensive timber decay observed in accessed flats, we recommend these units are replaced on a "like for like" basis which we understand is to be the likely dictate from the Local Planning Authority and Conservation Area interest groups.
- 4.4.8 **Concrete** – Spalled, loose and dangerous areas of concrete require immediate attention in respect to presenting a health and safety risk in regard to potential falling debris. As a minimum, we therefore recommend that a full and intrusive concrete survey is undertaken which will develop the survey overview currently being progressed by Avalon. This will establish the extent of repair work which should be evidenced and supported by photographic references, hammer testing and sampling to establish levels of carbonation and general overview condition of the concrete structure.
- 4.4.9 Extra over to any repair work, we recommend discussion with the Local Planning Authority and Listed Building Officer in order to establish the extent of restoration particularly in regard to concrete cleaning etc.
- 4.4.10 We understand that English Heritage were heavily involved in the type and nature of the repair works to Carradale House, one of the sister blocks to Trellick Tower whereby the traditional method of cutting out and exposing the repair was amended to adopt a less intrusive approach though resulting in a different aesthetic finish.
- 4.4.11 Option 1 is based on high priority repairs only and those that present an immediate health and safety risk therefore are likely to be similar in nature to those undertaken by Makers historically.
- 4.4.12 Any concrete repair works should be indemnified by the system provider in respect to an insurance backed guarantee.
- 4.4.13 **Decoration** – In conjunction with the decoration of existing windows, all other previously painted surfaces require extensive preparation and redecoration in order to prolong their life expectancy including shiplap cladding to private balconies, soffits and balcony hand rails to the South elevation of Block A.

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- 4.4.14 **Access** - Various access solutions have been investigated in conjunction with Wates, Avalon and supply chain partners. Following a review by Paul Bensley of Wates Living Space (Health and Safety Advisor) it is considered that in order to safely execute the work this can only be achieved through a fully design scaffold. Owing to the potential extent of work in repairing and decorating the windows, coupled with the recessed positions of the balcony areas to Block A, utilising alternative means of access such as rope access or mobile cradles is not a considered a practical solution. This is based on the fact that a cradle or similar temporary access method may not be able to provide complete access to all areas nor provide a permanent platform for execution of the works.
- 4.4.15 Wates have also advised that subject to a full risk assessment, any alternative to full scaffold would not meet the Working at Height Regulations owing to the height of the block. Subject to a full risk review, it is considered that the hierarchy of control would likely conclude that the only safe way to execute work of this nature and scale is from a solid scaffold platform.
- 4.4.16 A significant risk also exists in respect that the proposed scope of work may evolve from the original scope whereby an alternative to full scaffold may not be suitable to physically execute the works.
- 4.4.17 Rope access and cradles are also more susceptible to interruption and delay associated with poor weather conditions having knock on effects to the main programme.
- 4.4.18 Full access scaffold is also considered the most appropriate means from which to undertake a detailed survey of the windows, doors and concrete façade.
- 4.4.19 A non-scaffold approach would require the establishment of a large exclusion zone which may be unachievable therefore again it is considered that a sheeted scaffold is likely to be the safest way of enclosing any debris and managing the public at large.
- 4.4.20 Further options have been investigated including introducing task scaffold erected within individual balconies to provide two storey access however this has been deemed impractical in respect to delivery of materials to individual properties, general logistics and concerns regarding compliance with Working at Height Regulations.
- 4.4.21 On this basis, the costs presented in the below table are for the provision of a fully designed access scaffold platform which has been carried through to Options 2 and 3.

| Element                                                    | Cost (£)   |
|------------------------------------------------------------|------------|
| Scaffold inc links                                         | 954,745.00 |
| Minor Overhaul of Private Windows and Doors inc Decoration | 235,725.00 |
| Minor Overhaul of Communal Windows inc Decoration          | 4,440.00   |
| Other decoration                                           | 97,125.00  |

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|                                                             |                     |
|-------------------------------------------------------------|---------------------|
| Replacement Windows to Block A South Elevation              | 124,000.00          |
| Provisional replacement of windows beyond economical repair | 30,000.00           |
| Potential ACM removal works                                 | 50,000.00           |
| Concrete repair and restoration – urgent H&S Repairs only   | 40,000.00           |
| <b>SUB TOTAL</b>                                            | <b>1,536,035.00</b> |
| Contingency Sum@5%                                          | 76,801.75           |
| Main Contractor Prelims@15%                                 | 230,405.25          |
| Main Contractor OHP@7%                                      | 107,522.45          |
| Fees@5%                                                     | 76,801.75           |
| <b>TOTAL</b>                                                | <b>2,087,449.40</b> |

A more extensive window overhaul including provision of replacement draft proofing and furniture will attract an additional cost of **£104,300.00** generating a total block cost of **£2,192,189.40** inclusive of all on costs.

## 4.5 Option 2 – All Elevations Enhanced Works

- 4.5.1 The condition of all elements detailed under Section 3.0 and Option 1 including windows, concrete surfaces and previously decorated areas are of the same classified condition.
- 4.5.2 Option 2 extends the scope of work outlined within Option 1 to the remaining elevations of Blocks A and B inclusive of a more extensive overhaul of existing windows, replacement of windows to the link bridges and common areas and concrete restoration works. Window overhaul works are intended to comprise of a greater scope of work including replacing mechanisms, furniture and introducing new draft proofing inclusive of general ease and adjustment and decoration works. These works are likely to slightly improve thermal performance, heat loss and facilitate better operation however will not significantly address sound and thermal qualities. On-going maintenance obligations shall continue to exist.
- 4.5.3 Dependent upon the scope of work to the North Elevation, alternative access solutions continue to be investigated as this elevation features no recessed areas. A quotation has therefore been requested from Avalon in respect to potentially supplying cradles to execute the repair and redecoration work to retained window components however, it is initially considered this is likely to be impractical for reasons outlined in 4.4. This report from Avalon is anticipated week ending 23<sup>rd</sup> June 2015.
- 4.5.4 Option 2 generates an anticipated cost of £5,394,851.14.

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| Element                                                                       | Cost (£)            |
|-------------------------------------------------------------------------------|---------------------|
| Scaffold inc links                                                            | 1,791,957.00        |
| Major Overhaul of Windows and Doors inc Decoration                            | 619,535.00          |
| Other decoration                                                              | 97,125.00           |
| Replacement Windows to Block A South Elevation                                | 124,000.00          |
| Replacement Windows to Link Bridges and Communal Walkways (exc Service Tower) | 673,391.44          |
| Provisional replacement of windows beyond economical repair                   | 75,000.00           |
| Potential ACM removal works                                                   | 100,000.00          |
| Major concrete repair and restoration                                         | 606,000.00          |
| <b>SUB TOTAL</b>                                                              | <b>4,087,008.44</b> |
| Contingency Sum@5%                                                            | 204,350.42          |
| Main Contractor Prelims@15%                                                   | 613,051.27          |
| Main Contractor OHP@7%                                                        | 286,090.59          |
| Fees@5%                                                                       | 204,350.42          |
| <b>TOTAL</b>                                                                  | <b>5,394,851.14</b> |

## 4.6 Option 3 – Replacement Windows to Flats (E/O to Option 2)

- 4.6.1 Although the timber and crittal windows are serviceable, they are considered to have reached the end of their life expectancy and if retained and restored, they shall require cyclical maintenance every 5-7 years until they are renewed whilst also presenting an on-going maintenance liabilities in respect to day to day operational and responsive repair demands.
- 4.6.2 As an alternative to restoration, the table below outlines the estimated cost to renew windows in timber, aluminium composite and polyester powder coated aluminium.
- 4.6.3 Replacement of existing windows shall benefit from a manufacturer's warranty, improved thermal, sound and security characteristics and reduce maintenance costs alongside

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significantly lower energy bills for residents. This option shall also mitigate the necessity for future full scaffold access as previously painted surfaces shall be minimal with planned programmes likely to be managed using alternative solutions.

- 4.6.4 As part of these works we recommend replacement of the shiplap cladding to the South and East elevations of blocks A and B respectively. It is also proposed that fixed panels to the non balcony elevations are replaced in a Trespa type panel subject to consultation with stakeholders. Replacement options include a similar type pre-finished board therefore further reducing future maintenance obligations.

| Window Replacement Material        | Cost (£)     |
|------------------------------------|--------------|
| Timber                             | 4,208,313.50 |
| Composite PPC aluminium and timber | 2,610,027.30 |
| PPC aluminium                      | 2,819,855.50 |

- 4.6.5 The costs presented in the above table are estimates only and subject to a detailed measured survey and quantification of total numbers noting access was not granted to each of the archetypes nor to the rooms of each flat when accessed was permitted. Wates are also currently seeking competitive quotes in respect to the replacement of all windows. At present the costs have not been broken down per elevation and area based on a total average cost for each flat.

- 4.6.6 Finally, we note that replacement windows have been installed to the East elevation of Block A and South elevation of Block B in timber to match the size, profile and fenestration of the existing windows as directed by the Local Planning Authority and Conservation Groups. Works to these elevations are therefore excluded. Based on this precedent that has been set for the block, we have assumed a similar directive is likely to be enforced in respect to any future works ensuring a consistent approach and aesthetic treatment to all elevations. Should the replacement of windows in timber and crittal be considered, the following costs are projected as an enhancement to Option 2.

| Element                                                                      | Cost (£)     |
|------------------------------------------------------------------------------|--------------|
| Scaffold inc links                                                           | 1,791,957.00 |
| Replacement Windows to Flats                                                 | 4,208,313.50 |
| Replacement shiplap cladding to private balconies                            | 43,400.00    |
| Fixed panels to North Elevation windows to Block A East Elevation of Block B | 162,750.00   |

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|                                                                                                                              |                      |
|------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Other decoration                                                                                                             | 97,125.00            |
| Replacement Windows to Link Bridges and Communal Walkways (exc Service Tower)                                                | 673,391.44           |
| Major concrete repair and restoration                                                                                        | 606,000.00           |
| Potential asbestos removal works associated with panels adjacent to windows (North elevation) and general linings throughout | 651,000.00           |
| <b>SUB TOTAL</b>                                                                                                             | <b>8,233,936.94</b>  |
| Contingency Sum@5%                                                                                                           | 411,696.85           |
| Main Contractor Prelims@15%                                                                                                  | 1,235,090.54         |
| Main Contractor OHP@7%                                                                                                       | 576,375.59           |
| Fees@5%                                                                                                                      | 411,696.85           |
| <b>TOTAL</b>                                                                                                                 | <b>10,868,796.77</b> |

## 4.7 Service Tower

- 4.7.1 Works to the service tower have been separated including concrete repair and roof replacement works alongside the replacement of existing crittal "slip" centre pivot type windows. The condition of window and concrete elements are as detailed within Section 3 and costs identified within the table below. Should these works be considered, they will be an addition to the costs projected under Options 1, 2 and 3.

| Element                                                                       | Cost (£)   |
|-------------------------------------------------------------------------------|------------|
| Scaffold                                                                      | 575,646.00 |
| Replacement Windows                                                           | 145,821.78 |
| Potential asbestos related works around windows and to roof area and services | 150,000.00 |
| Replacement roof                                                              | 39,375.00  |

|                                       |                     |
|---------------------------------------|---------------------|
| Major concrete repair and restoration | 50,000.00           |
| <b>SUB TOTAL</b>                      | <b>960,842.78</b>   |
| Contingency Sum@5%                    | 48,042.14           |
| Main Contractor Prelims@15%           | 144,126.42          |
| Main Contractor OHP@7%                | 67,258.99           |
| Fees@5%                               | 48,042.14           |
| <b>TOTAL</b>                          | <b>1,268,312.47</b> |

## 5.0 Planning, Listed Building and Conservation Interest Group Engagement

- 5.1 As the building is Grade II \* listed, statutory consents will be necessary for all works including replacement windows, concrete repairs and any other works to the general façade and potential change to the aesthetic appearance of the building. Early engagement with local planning, listed building, conservation groups and residents is therefore of paramount importance in order to agree an appropriate and sensitive scope of work to compliment the style of the building and the conservation management plan.

## 6.0 Programme

- 6.1 Currently we understand works to the South elevation of Block A and East elevation of Block B need to be completed before development work potentially commences in 2017. To realise this timetable, it is therefore critical that a scope of work is agreed in consultation with stakeholders including a reasonable allowance for obtaining statutory consents including managing leasehold obligations which are considered the most significant pre-construction risks. As a next stage, we recommend development of a programme in conjunction with Wates and preparation of an operational and strategic risk register.

## 7.0 Procurement and Scope of Professional Services

- 7.1 No procurement options have been advised or considered within this report however the new OJEO compliant framework provides access to various professional services under a TPC and JCT forms of contract. Wates are appointed to the North region of the borough as the framework Service Provider (contractor). We therefore recommend further discussions are conducted regarding the procurement options available to deliver the works.

## 8.0 Recommendations and Conclusions

- 8.1 In summary it is evident that the existing timber and crittal windows and doors have reached the end of their life expectancy though remain functional with minimal evidence of failure with the exception of the kitchen windows to the South elevation of Block A. The windows and doors are however difficult to operate which is unlikely to be resolved through minor overhaul works proposed under Option 1.
- 8.2 The integrity of the metal and timber substrates appears sound.
- 8.3 Communal crittal windows have also reached the end of their serviceable life expectancy and any repair work will not provide a long term solution with replacement recommended.
- 8.4 It is considered that regardless of the extent of work, full scaffold access is required in order to safely execute the repair and replacement requirements to ensure full compliance with various legislation including Working at Height Regulations.
- 8.5 Scaffold accounts for the largest proportion of the total costs under Options 1 & 2 equating to 45% and 33% respectively hence clearly the extent of work should be optimised and benefit from the in situ scaffold in order to mitigate against similar future year charges. Should Option 3 be considered, the scaffold costs reduce further to 16% of the total costs.
- 8.6 A summary of the proposed costs for each option are detailed in the below table;

| Option                                                                               | Cost (£)             |
|--------------------------------------------------------------------------------------|----------------------|
| <b>A</b> – minor/minimal works to Block A South Elevation and Block B East Elevation | <b>2,119,187.40</b>  |
| <b>B</b> – enhanced works to all elevations including links                          | <b>5,204,031.94</b>  |
| <b>C</b> – major works to all elevations including replacement windows               | <b>10,726,269.76</b> |
| <b>C</b> – inclusive of service tower                                                | <b>11,895,582.23</b> |

- 8.7 Based on the above, we recommend consideration for replacement of existing windows and doors in order to optimise the presence of the full scaffold and diminish the requirement for provision of future scaffold and associated costs at a point in the near future.
- 8.8 Should replacement works not be considered we strongly recommend the block features on a planned cyclical repair and redecoration programme every 5 to 7 years. We however do not consider this to be an economically viable long term solution as significant costs will be incurred until a decision is taken to renew the windows.

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- 8.9        Dependent on the extent of work both in regard to scope and quantum, budget requirements could potentially be in the region of £5.2m per cycle.
- 8.10      Any repair works will only present a short term solution and therefore is not deemed an economic or value for money option.
- 8.11      The replacement of windows provides a low maintenance solution and reduces the necessity for financial reserves associated with continued and on-going potential maintenance and responsive repairs connected with retaining and overhauling existing windows. These works will also receive product warranties and guarantees which will not be available if repair works are considered.
- 8.12      We currently await formal quotations from Wates in respect to replacement window costs per elevation noting current costs are presented across Blocks A and B as a total.
- 8.13      As detailed within previous sections, the above proposal is clearly subject to extensive consultation with all stakeholders including residents, local interest groups, conservation groups and ultimately the Local Planning Authority and Listed Building Officers.
- 8.14      In addition, various other investigative works are still on-going which are likely to further inform the extent of work and methodology with particular reference to concrete investigations and access proposals to the north elevation of Block A. Consideration should also be considered in respect to the appointment of a Structural Engineer to investigate potential movement between the links and main blocks.

# Photo Schedule

# Photo Schedule

# Trellick Tower

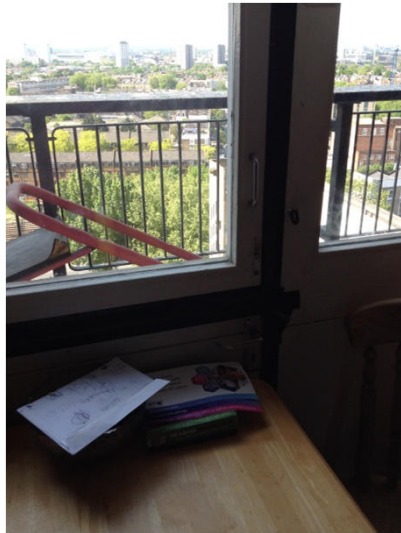


Photo 1 – Typical kitchen window



Photo 2 – Sliding balcony door



Photo 3 – Sliding balcony door mechanism



Photo 4 – Balcony door



Photo 5 – Kitchen stable door



Photo 6 – Kitchen door and timber cladding



Photo 7 – Upper level window to balcony area



Photo 8 – Balcony timber balustrading



Photo 9 – Bar restrictor to north elevation window



Photo 10 – Centre pivot operating mechanism



Photo 11 – Jackloc cable restrictor

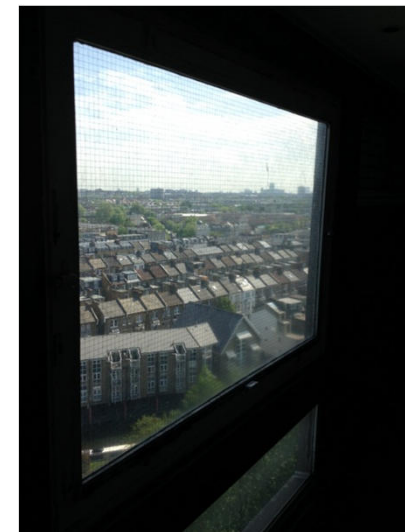


Photo 12 – Communal area window



Photo 13 – Georgian wired glass to communal window



Photo 14 – Internal face of communal window to link bridge

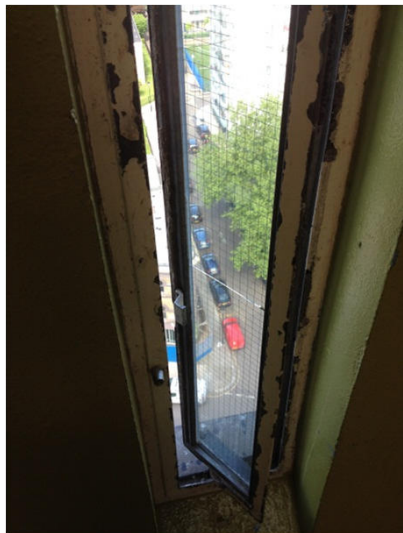


Photo 15 – Service tower window



Photo 16 – South Elevation of Block A



Photo 17 – Service tower and South Elevation of Block A



Photo 18 – East Elevation of Block B



Photo 19 – Links between Block B and service tower



Photo 20 – Blown concrete to reinforcement

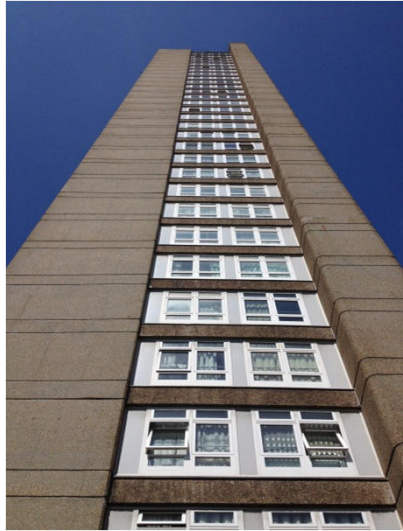


Photo 21 – Block A East Elevation



Photo 22 – Replacement window to Block A East Elevation



Photo 23 – Concrete disrepair example



Photo 24 – Concrete disrepair example



Photo 25 – Concrete disrepair example



Photo 26 – North elevation of Block A



Photo 27 – Timber decay to kitchen window



Photo 28 – Evidence of water ingress to communal area link bridge window



Photo 29 – Evidence of water ingress to communal window



Photo 30 – Service tower window

# Limitations and Exclusions Relating to Building Inspection

## **Limitations and Exclusions Relating to Building Inspections and Reports**

### **Generally**

Unless expressly provided, no term in the agreement between Baily Garner LLP and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than Baily Garner LLP or the Client.

We have not reported on obvious health and safety hazards only to the extent that they were apparent from elements of the facility considered as part of the inspection.

We have not commented or advised on any matter the significance of which in relation to the facility was not apparent at the time of the inspection from the inspection itself.

We have not undertaken any structural or other calculations.

### **Accessibility**

We have inspected as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site or adjacent public areas. Areas inspected are limited to those exclusively detailed in Ark Consultancy's brief at this stage.

External inspections will be carried out from ground level or from vantage point offered from external windows or from flat roofs provided safe access and suitable edge protection exists.

We have not opened up or inspected those parts of the structure that are unexposed, or inaccessible. We are therefore unable to confirm such parts are free from defective concrete, corrosion, condensation, wet rot, dry rot, woodworm or any other defect.

We did not lift any floorboards nor will we lift any ply, hardboard, fitted carpets or other fixed floor coverings.

We did not move any obstruction to inspection including, but not limited to, furniture, fixtures, fittings or equipment.

We did not inspect roof voids.

We did not carry out any exposure work or destructive testing, however in the event of our suspicions being aroused, we will recommend further exposure. Such intrusive investigations, if instructed by the Client, will be at the risk and liability of the Client and will be assumed to be with the agreement between the Client and the building owner.

### **Services**

We did not carry out any specialist tests of gas, electric, water or drainage installations. The report is based upon a visual external inspection only, we will advise upon the need for any specialist tests if deemed necessary within the body of the report.

### **Areas Not Inspected**

We will identify in our report any areas which would normally be inspected but which we were unable to inspect.

## **Environmental Issues**

Particular noise and disturbance affecting the facility will only be noted if it is significant at the time of the inspection and specific investigations will not be undertaken.

Our survey and report will not take into account the energy performance of the facility.

## **Hazardous Materials**

The report cannot be relied upon to confirm the presence or otherwise of asbestos or asbestos containing materials. If you are unaware of the presence of such materials, a suitably qualified specialist should carry out a specific asbestos survey.

Unless otherwise expressly stated in the report, we will assume that no deleterious or hazardous materials or techniques have been used in the construction of the facility. However, we will advise in the body of the report if, in our view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should then be made or tests carried out by a specialist.

No asbestos registers were provided by KCTMO.

## **Ground Conditions**

We have not commented upon the possible existence of radon, noxious substances, landfill or mineral extraction implications, or any other forms of contamination.