

**For the Attention of Ben Turner**  
Gleeds Management Services  
1400 Bristol Parkway North  
Newbrick Road  
Bristol  
BS34 8YU

**PRIVATE AND CONFIDENTIAL  
WITHOUT PREJUDICE**

10th October 2017

Dear Ben,

**Re: Redcliff Quarter Phase 1, Blocks A and B**

I refer to your letter dated 25<sup>th</sup> July 2017 addressed to Simon Burton which has been passed to me to provide a response. Please accept our apologies for the delay in our response but I hope that you will appreciate that there has been a considerable amount of work done in reviewing projects in the aftermath of the Grenfell Tower tragedy.

Our comments as are follows (following your numbered paragraphs):-

1. On receipt of your request, Galliford Try requested a desk top survey review to be carried out by LSH (Architect). This was not a re-review exercise as the design was already developed, defined in the Employers requirements and clarified as part of the contract. This additional review exercise is still to be completed due to the volume of similar undertaking across the UK, however, following receipt of Employers Instruction No 26 (change of insulation to Rockwool) we have not pursued this further with LSH.

In compliance with EI 26, Galliford Try is now changing the specification of the external insulation in all external wall build-ups to remove the Kingspan K15 phenolic insulation originally specified in the Employers requirements and replaced with a “like for like” thickness of class A1 non-combustible Rockwool DuoSlab Rainscreen Board. As previously advised, discussed and accepted this instruction has a resultant impact on the U-Value achievable. This will in turn affect the final SAP calculations for the project.

Whilst still in compliance with the Building Regulations the higher U-Values will impact on the percentage CO2 reduction the project achieves which may have planning implications.

This change to insulation has had no impact on programme or cost due to timely effect of supply chain procurement.

2. The design for both blocks A and B of Redcliff Quarter Phase 1 has been developed using British Standard (BS) 9991:2011 as a guide to achieve statutory approval under Part B of the Building Regulations 2010. The design therefore includes appropriate fire detection and alarm systems, fire spread prevention and escape protection measures including; passive and mechanical smoke ventilation and extraction controlled from a communal smoke detection system, fire lobbies, robust fire compartmentation, firefighting lifts, secured exit routes, heat and smoke alarms in apartments, dry risers in each core. These are all in accordance with the Fire Safety Strategy Report by Bureau Veritas referenced S15023803 Issue No 4. That has been approved by the Building Control Officer.

The building work has been, and continues to be subject to a robust and intensive inspection regime by Bureau Veritas Building Control Approved Inspectors and through Galliford Try's own rigorous quality procedures.

3. The contract terms and conditions and therein our insurances remain unaffected by Instruction no 26.

Please note that this letter is private and confidential and may not be forwarded to any third parties without our prior written consent.

Yours sincerely

**For and on behalf of Galliford Try Building**

A handwritten signature in black ink, appearing to read 'Mark Wusthoff'.

**Mark Wusthoff BSc (Hons), FCIQB  
Area Director – South West**