

Considerate Constructors Scheme

Monitor's Site Report



Project name	31-33 Prescott Street		
Contractor name	Marldon		
Onsite contact(s)	Bhimji Vora		
Site ID number	100917	Visit no.	1
		Visit date	04/07/2017

Site description, context and location

The project is the demolition of existing building and the erection of fifty seven serviced apartments with a reception and bar area and also includes 8,500ft² of office accommodation. The building is a reinforced concrete frame with external cladding and brickwork. The structure comprises of a basement plus nine storeys. The site is located on a very busy junction road junction in a mixed residential, commercial area, there are several hotels very close to the site. There is a railway line to the rear of the site. There are four schools within 600m of the site. Weather on day of visit, very hot, dry and sunny.

Checklist section	Category score		Score descriptor
1. Care about Appearance	9	/10	1 Gross Failure 2 Failure 3 Major non compliance 4 Minor non compliance 5 Compliance 6 Good 7 Very Good 8 Excellent 9 Exceptional 10 Innovative
2. Respect the Community	8	/10	
3. Protect the Environment	9	/10	
4. Secure everyone's Safety	8	/10	
5. Value their Workforce	8	/10	
Total score	42	/50	

For more information on score descriptors, see 'Site Scoring Explained' or visit www.ccscheme.org.uk

Executive summary

The company demonstrates meeting the scheme expectations and portrays a positive industry image. The building works occupy almost the entire site and space is at a premium. Externally the site is very well presented. The site appears tidy and organised. Corporate and scheme signage is prominent. Skips and designated smoking areas are out of public view. Photographs of the progression of work on the site are displayed. The company has decided not to have a social media presence. Company head office and contact information and an identified 24/7 contact number are displayed. Informative newsletters are distributed monthly. These include details of site scheme registration and invite feedback and are displayed on the hoarding. The company supports charities and has recently been involved in supporting the residents of the Grenfell Tower fire. There has been engagement with local schools, charities and community groups, more is intended. There is a scheme champion who assists the site in achieving higher levels of scheme compliance. Community and environmental legacies will be left on completion of the project. Waste management, environmental, health and safety and anti-bullying policies are in place. Current recycling rate is 100%. Environmental achievements are shared with the workforce and the public. Carbon footprint is recorded and reported against pre-set targets. Carbon off-setting is carried out. A pre-start environmental report was in place, there were no ecology issues. There is energy and resources efficient site accommodation. Staff first aiders, sub-contractor first aiders and banksmen are identified on PPE. The company is safety conscious, no serious issues have been raised from the H&S visits. Regular safety updates are issued. RAMS are in place and updated. The location of the defibrillator on site is not displayed. The company intends to introduce the CLOCS system. There is a hazards/activities board displayed. A toolbox talk on cycle awareness and safety has been given. Visitors are not asked if they carry ICE information or have CSCS cards unless they are given a mini-induction before going onto site. The company operates a very close buddy policy for workers without a good level of English comprehension. There is a drugs and alcohol policy, incident triggered or random testing is carried out. The site has a good number of initiatives that help to embed a culture of continuous positive safety performance including an operative suggestion scheme and operative awards. The company is supportive of career development and occupational health issues are assessed/addressed. Workforce health support with on/off site guidance and screening will be offered. CSCS is 70% for the company, it is working towards achieving 100%. All new employees and sub-contractors are required to have CSCS cards. There is a matrix in place to ensure that CSCS/skills cards are always current and give notice prior to expiry. The company has placement and apprentice schemes. Sub-contractors are encouraged to employ apprentices. Checks are in place to ensure the workforce are legally entitled to work in the UK. Welfare facilities are adequate and well maintained. Health and wellbeing is promoted. There has been guidance/promotion of awareness of mental health issues. The company holds social events throughout the year. The schemes' best practice hub is viewed and e-learning is encouraged. Workforce counselling services are offered.

Henry, Bhimji and Graham, thank you for your time.

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Monitor's Site Report - Detailed summary of findings



Project name	31-33 Prescot Street		
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1. Care about Appearance	9	/10
<p>This is a very well presented site. There is a high gloss substantial hoarding to the frontage of the site that gives a very good impression. There is neatly aligned full height barrier fencing across the vehicular entrance. The site cabins and compound are well presented. There is prominent corporate identity. Entrance gates are kept closed whenever possible, there are full time gateman in attendance. The pedestrian access is via a secured gate and doorbell. The access is not suitable for all. The site appears very tidy and well organised. The skips and serviced smoking shelter and e-cigarette shelter are out of public view. There is a site dress code. PPE must be either corporate (company or subcontractors) and is required to be removed before leaving site. The perimeter, which is checked several times per day (checklist in place) is litter and graffiti free. There are dust suppression and wheel wash facilities on site. Good housekeeping is covered at induction and toolbox talks/briefings. Photographs are displayed of the work progression on site. The compound and storage areas are cleaned throughout the day, there is a checklist in place. There is corporate branding on company issued clothing. The company website is very well presented and easy to read and includes details of corporate responsibility, caring for its' workforce and consideration given to community/general public. The company has decided not to have a social media presence.</p>		
2. Respect the Community	8	/10
<p>An informative newsletter which includes site contact information and invites feedback is distributed monthly and displayed on the hoarding. Site scheme registration will be included in future newsletters. There is constant dialogue with immediately adjacent neighbours. Advance warning is given of works or deliveries that may have an impact on neighbours. A feedback survey was carried out eight months ago and another will be carried out on completion of the development. An identified 24/7 contact number and head/regional office contact information is displayed. Scheme membership is covered at induction and toolbox talks. Company scheme membership is promoted to sub-contractors and suppliers. Site working hours are from 8 AM to 5 PM Monday to Friday and to 1 PM on Saturday. All deliveries to site are pre-scheduled and peak traffic times are avoided. Drivers are required to phone before arriving at site. There is a designated phone zone located avoiding causing disturbance to neighbours and the public. Local labour, services and suppliers are used. Contact has been made with local schools. Construction is promoted as a career option and there have been visits with two local schools/colleges. A placement has been arranged. The company supports charities, there has been engagement with local community group and charities. Further local goodwill gestures are intended. There are prominent scheme signage and banners. There is a complaints procedure in place. It is not permitted to take any photographs on site. There is a scheme champion and the company management are supportive of the site team on CCS implementation. The company has assisted the adjacent church in negotiation with Network Rail and have carried out works on the church properties as community legacies. The company website includes scheme associate membership.</p>		
3. Protect the Environment	9	/10
<p>Site specific waste management plan and environmental policies are in place and are promoted with statements displayed. These are covered at induction and toolbox talks. Material from the site clearance has been retained for re-use. There are segregated waste skips. Current recycling achievement is 100%, this is shared with the workforce and the public. A quarterly environmental newsletter is distributed. Working methods are planned to minimise the impact of vibration, noise and dust as far as possible. Noise and dust levels have been recorded. A pre-commencement environmental assessment was carried out, there are no ecology issues on site. Environmental awareness training is given to staff. Environmental incidents are recorded and reported to head office, feedback is given to site. Recycled materials are used whenever possible. There is a COSHH store and spills kits on site. There is energy and resources efficient site accommodation. PIR's and push taps are fitted, there is grey/rainwater recovery. Energy / resources usage is monitored. Carbon footprint is recorded and achievements are reported against targets. The company is planting 1,500 trees on land in Wales as carbon offset for all of its' current developments. Most of the workforce use public transport to travel to the site. A toolbox talk on green travel has been given. Secure cycle storage is available. Anti-glare film will be used on windows facing the railway line as a consideration to the train drivers (not required by planning). It is intended to install bird and bat boxes and create a bio-diverse roof garden using predominantly indigenous plants including a bug hotel and bee hives as an environmental legacy on completion of the project.</p>		
4. Secure everyone's Safety	8	/10
<p>The nearest A&E facilities location and route map are displayed and additional copies are available to be taken. There are four staff first aiders on site, identified at induction and on PPE. Workforce and visitors are required to sign in/out. The site boundaries are fully secured, there is a designated, segregated, pedestrian route around site. The site pedestrian entrance gate is secured with an entrance bell installed. There are site-specific, regularly updated, site safety and traffic management plans with escape routes and muster point. Fire/emergency drills are carried out at least every three months, response times are recorded. There is a defibrillator on site and staff have been briefed on its' use. The location is registered and displayed on the hoarding. There is a diabetic hypo kit on site. RAMS are in place and are updated. An independent H&S consultant carries out unannounced visits weekly, no major concerns have been recorded. There have been one reportable and two non-reportable accidents. Regular safety updates and bulletins are issued. There is prominent site safety signage and an activities/hazards board. There are two weekly toolbox talks (daily briefings) with topics generated from site accident/near miss feedback (which are logged). Subcontractors are invited to in-house H&S training. All HGV vehicles delivering to site are required to be FORS compliant. The company does not have a CLOCS Champion. CLOCS site operating requirements will be introduced. We discussed the CLOCS e-learning available on the scheme website. A toolbox talk on cycle safety and awareness has been given. Trained banksman, identified on PPE, are always in attendance. Visitors' CSCS card details and ICE information is not recorded unless they are given a 'mini induction'. Lone working is not permitted. The company operates a very close buddy system (1:1) for overseas workers who do not have basic english comprehension. There is a drugs and alcohol policy which includes random and incident triggered testing. Test kits are available on site. Good site safety performance is acknowledged as part of the 'site achiever' recognition/reward scheme.</p>		

5. Value their Workforce	8	/10
<p>There is an anti-bullying/harassment policy, which includes the use of inappropriate language in place, this is covered at induction and a statement is displayed. There is an open door policy and feedback is invited through a suggestions box. The company is very supportive of career development and has a good record of staff retention. There are three monthly PDRs at which goals, assistance and timescales are set. Occupational health issues are assessed/addressed, back to work interviews are held and assistance is given when required. <i>The site will have a 'healthy day' which will include a nurse visit. Workforce health support possibly with on-site guidance and screening will be offered.</i> There are some health and well-being posters displayed. Health and wellbeing toolbox talks are given, one to one guidance is available. An annual health questionnaire is issued. Medical conditions/medications/contact details are recorded at induction. <i>CSCS is 70%</i> (direct employed workforce), the company is working towards 100%. New employees and all sub-contractors are required to have appropriate CSCS cards (application is supported). There is a matrix in place to ensure CSCS/skills cards are always current, notice is given prior to expiry. The company checks that workforce are legally entitled to work in the UK, information has be be supplied two weeks prior to workers coming to site. Construction is promoted as a career option. The company has placement and apprentice schemes. There is company apprentice on site. Subcontractors are encouraged to employ apprentices. Reasonable religious/cultural needs would be accommodated if requested. There are adequate, well maintained, welfare facilities in place which include lockers, shower, laundry and Wi-Fi. The company holds social events throughout the year. There is a recognition/reward scheme in place. The site actively works to improve its' image, the overall image of the industry and to attract and retain workforce. Various counselling services are offered. The schemes' best practice hub is regularly viewed. E-learning is encouraged.</p>		
Overall score	42	/50
<p><i>The contents of this report are a reflection of the meeting held between the Scheme's Monitor and the site representative, and the activities and initiatives witnessed at the time of the visit. When appropriate bold italic statements will indicate where improvements can be made.</i></p>		