

# Considerate Constructors Scheme

## Monitor's Site Report



<b>Project name</b>	Edward Street Stockport				
<b>Contractor name</b>	Eric Wright Construction Ltd				
<b>Onsite contact(s)</b>	Simon Milligan				
<b>Site ID number</b>	94453	<b>Visit no.</b>	2	<b>Visit date</b>	02/12/2016

### Site description, context and location

A new office building with underground car parking is being constructed for Stockport Homes on the site of a former marque car showroom. The site is opposite the Town Hall adjacent the very busy A6 with commercial and residential neighbours. The superstructure is well established.

Checklist section	1 <sup>st</sup> visit	2 <sup>nd</sup> visit		Score descriptor
1. Care about <b>Appearance</b>	8	8	/10	<b>1</b> Gross Failure <b>2</b> Failure <b>3</b> Major non compliance <b>4</b> Minor non compliance <b>5</b> Compliance <b>6</b> Good <b>7</b> Very Good <b>8</b> Excellent <b>9</b> Exceptional <b>10</b> Innovative
2. Respect the <b>Community</b>	7	8	/10	
3. Protect the <b>Environment</b>	7	7	/10	
4. Secure everyone's <b>Safety</b>	7	8	/10	
5. Value their <b>Workforce</b>	7	8	/10	
<b>Total score</b>	<b>36</b>	<b>39</b>	<b>/50</b>	

For more information on score descriptors, see 'Site Scoring Explained' or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk)

### Executive summary

Excellent to see the crisp clean appearance of the hoardings has been maintained and a flagship tower crane serving the site, all very positive aspects to provide an image to be proud of.

Excellent focus on the community neighbours and the homeless shelter nearby. Surprising that there has been no take up from the College for site visits or experience.

Open rainwater butts would collect sufficient water to assist in cleaning of a full range of tools and surfaces. Very good to see the monthly comprehensive environmental feedback charts are being displayed.

Good to hear D&A testing is being introduced, that pre-introduction advice is being given to the workforce and that CLOCS and FORS promotion is underway, excellent efforts.

Excellent attention to both the fixed and soft assets for the benefit of the workforce. A Best Practice Hub e-learning event sound interesting for the supervisors. Check first who is likely to qualify for the CPD certificates.

My sincere thanks to Simon for his continued efforts and enthusiasm.

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## Monitor's Site Report - Detailed summary of findings



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<b>Site ID number</b>	94453	<b>Visit no.</b>	2
		<b>Visit date</b>	02/12/2016

### 1. Care about Appearance

<i>First visit findings and score</i>	<b>8</b>	/10
<p>Proprietary solid panel hoardings with applied graphics to promote the new facility face the Town Hall along trafficked aspect of the site. To the side and rear are similar panel hoardings with stainless steel cover strips to the junctions, all free of graffiti and providing a first class backdrop for selective signage and notices. The site entrance to the operational area is off a side street and a section of hoarding has been replaced with viewing panel. The roads are clean and free of debris. The site establishment has been assembled on a private car park, "next but one" to the site and adjacent a car service centre, well shielded from the public gaze. The dress code is to wear hi-viz with the subcontractors allowed to display their own logo, a suitability check is carried out at the induction. A daily perimeter litter pick is carried out as part of the inspection and supported by an end of week inspection of the perimeter to a checklist and results entered on a register. There is a general skip in the compound area and black bins around the welfare for domestic waste. Good housekeeping is promoted in the induction with posters in the welfare areas as reminders. Smoking is restricted to a proprietary shelter in the compound complete with butt bin and there are promotional displays to encourage smokers to quit. A separate area is designated for the e-cig users. Corporate guidance is given for the presentation of sites and the branding is strong. The Client has provided very positive input into the professional graphics to the hoardings. Signage has been selective to complement the graphics, the Company has a web site and utilises social media to promote their activities, <b>no visual evidence of Company values.</b></p>		
<i>Second visit update and score</i>	<b>8</b>	/10
<p><b>Set Company Values are under consideration.</b> The promotional hoardings remain in first class order and the site image is enhanced with the tower crane over the project with the Company name clearly displayed.</p>		

### 2. Respect the Community

<i>First visit findings and score</i>	<b>7</b>	/10
<p>An initial letter drop in the form of an A5 folder has been distributed to the neighbours, it contained full contact details, explanation of the site development and full coverage of the Scheme principles. Similarly there is a community information board for the benefit of the passing public. Formal complaints and complements procedure to be followed. A bespoke poster on the main frontage details the Company office contact details along with a 24/7 phone number. The site hours are 08.00 to 17.30 and deliveries are required to approach site from Hillgate, a road parallel to the A6 and less busy, they are offloaded on site. A residents committee is in being with regular meetings which are attended by Simon, local shops are benefiting from the site trade for refreshments and the site has a target to provide 75% of opportunities to the area for work on site. The Scheme banner is prominently displayed on the hoardings along with the public notices. The Scheme code of conduct is explained to all inductees and supported with the internal posters and the hand out cards. Good behaviour and respect for the passing public is covered in the induction, radios are not allowed and mobile phone use has to be in the welfare area. A small amount of parking for staff and visitors in the compound otherwise public car parks have to be used. Views of the neighbours will be <b>sought later into the programme.</b> Close to the site is Stockport College, which has a building department and they have been approached for engagement with the site. The Company has a CSR Policy, a <b>site community benefits plan has yet to be formulated.</b> Joanna is the Scheme champion and focusing on assisting Simon meet the Scheme requirements. Close by, off Hillgate is the Wellspring Centre a hostel for the homeless, site have been collecting clothing and food bank for the Centre and continue to do so. <b>Early days to identify a legacy.</b></p>		
<i>Second visit update and score</i>	<b>8</b>	/10
<p>No noisy operations prior to 08.00 hrs. Good relationships continue with the adjacent branch of Halfords with parking spaces traded in times of need on behalf of both parties. Simon attends the adjacent residents meetings every quarter and fields any questions raised about the development, good positive feedback from the meetings. <b>No schools or college contact.</b> Donations given in support of a children's holiday club via the residents committee. Food and clothing donations continue to be given to the Wellspring Centre for the homeless. Community information board updated regularly and there is a site generated ethos to maintain good relationships with the neighbours. <b>No legacy identified.</b></p>		

### 3. Protect the Environment

<i>First visit findings and score</i>	<b>7</b>	/10
<p>In support of a 14001 certification the Environmental Policy and Plan is displayed. The initial environmental impact assessment focused on the potential of noise and dust. All relevant environment aspects are raised in the induction. There is a sustainability policy and the new construction is following specific environmental standards. The cabins are eco style units with energy saving measures built in. The perimeter treatment for the basement is a mix of contiguous bored piles with additional driven sheet piles, all driving of piles carried out after 08.00 hrs. Both noise and dust monitoring carried out on a regular basis. Environmental audits are carried out and there are regular themes promoted via tool box talks on environmental topics. Targets have been set for waste and CO2 reduction and are monitored monthly with the results displayed on a dash board poster on notice boards and the community information board. It also includes the amount of local labour employed against the targets. Fuel oil is stored in bunded facilities with spill kits available. The signing in sheet is comprehensive to enable the capture of information which is fed into the CO2 emissions calculation tool kit, water and energy use is likewise captured. Green travel plans are promoted on the notice boards. <b>No rainwater harvesting.</b> Site were informed by the local archaeological group that a plaque within the car showroom identified the location of a windmill base foundation, the base was found but the plaque long gone. Representatives from the groups have been to site to view the feature prior to its removal. <b>No contributions to the natural environment. Corporate decision not to venture into carbon offsetting.</b></p>		
<i>Second visit update and score</i>	<b>7</b>	/10
<p><b>No rainwater harvesting carried out or contributions to the natural environment. No carbon offsetting by the Company.</b></p>		

#### 4. Secure everyone's Safety

<i>First visit findings and score</i>	<b>7</b>	<b>/10</b>
<p>The route to A&amp;E is displayed on maps on the notice boards and all first aiders are identified on photo posters and sport the insignia. The first aid kit along with a defibrillator is by the signing in post, where all on site including visitors are required to sign in and out. Visitors are asked for their CSCS card and if they have any medical issues the first aiders should be aware of then given a visitor induction. The H&amp;S Plan is updated by Simon and he carries out weekly safety inspections with support from a visiting SHEQ Manager to carry out safety audits every two weeks. Access to the office and welfare is via a personnel gate into the compound. The continuous hoardings and closed gates ensure the public do not stray onto site. Comprehensive displays of safety signage and a good traffic management plan. RAMS have to be submitted one week in advance for checking, then the operative is required to read them and confirm understanding, a copy is maintained on site for reference. Site safety procedures and rules are included in the induction with further promotion of safe practices via tool box talks, positive intervention with observation cards, weekly subcontractors meetings with the supervisors and every Friday lunchtime there is an open forum with the workforce to air their views and possible issues. Drugs and Alcohol Policy covered in the induction, <b>no facility to call for a test</b>. Emergency evacuation procedures in place <b>no drill as yet</b>. Operated plant is fitted with reversing sounders and flashing beacons with movements managed by a banksman. The ready mixed concrete vehicle seen leaving site had the FORS registration badge displayed, the site team vaguely aware of the CLOCS &amp; FORS initiatives <b>but not promoted with suppliers and drivers</b>. Accidents and incidents are recorded and reported to the SHEQ Manager, there is a comprehensive display of SHEQ alerts on the notice boards. Accident statistics are fed back to site. A daily hazard board is utilised along with morning briefings. Should non English speaking operatives be due on site they would be required to have an English speaking "buddy" fluent in their own language. An animated poster informs those with hearing impairment to contact the SM.</p>		
<i>Second visit update and score</i>	<b>8</b>	<b>/10</b>
<p>CLOCS &amp; FORS initiatives promoted via the purchase orders to suppliers and the PQQ with subcontractors. Drugs and alcohol testing policy <b>to be introduced</b> in the New Year. Current site campaign to provide advice on drugs and alcohol use. Separate fire drills carried out for the site and the welfare complex. <b>Simon unaware of the location of the nearest defibrillator</b>.</p>		

#### 5. Value their Workforce

<i>First visit findings and score</i>	<b>7</b>	<b>/10</b>
<p>Policies cover equality, diversity and fair treatment all covered in the induction along with the need to control inappropriate language, tool box talks also cover the topics. There is an open door policy and the Company is IIP registered. Annual PDPs are held with employees to develop training plans and potential career path development. Subcontractor's competencies are checked at the pre-qualification stage. Occupational health risks are identified in the RAMS and COSHH assessments with appropriate measures taken. Good display of healthy lifestyle and personal health promotional material in the canteen. Operatives are required to have current and valid CSCS cards and a note made of their emergency contact details along with and medical conditions. Random checks are carried out to establish the legality of the operatives to work in the UK. The welfare facilities comprise of a well appointed canteen, drying room with lockers, showers, both male and female toilets all maintained by a professional cleaner. <b>Mental health awareness is not promoted to the workforce</b>. Operatives displaying issues with literacy can be given assistance and advice on adult education. Training fairs are attended by the Company to identify potential trainees, <b>no apprentices yet on site or any placements</b>. Wi-Fi is available on request and counselling available for employees. The "best practice hub" has been visited but no submissions to date. The Company has a Charitable Trust with two distinct areas of focus, the Eric Wright Learning Foundation in partnership with Preston College and a Water Park Lakeland Adventure Centre, both promoted on the notice board. Both the ventures are to support and bring on young people.</p>		
<i>Second visit update and score</i>	<b>8</b>	<b>/10</b>
<p>Presentations to the workforce given for mental health (stress) awareness. Poster on display warning of random legality checks for operatives being in the UK. Two apprentices and one trainee on site. <b>Yet to embark on the Best Practice Hub e-learning</b>.</p>		
<b>1<sup>st</sup> Visit score</b>	<b>36</b>	<b>/50</b>
<b>2<sup>nd</sup> Visit score</b>	<b>39</b>	<b>/50</b>
<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>		