

Considerate Constructors Scheme

Monitor's Site Report



Project name	Friargate Student Accommodation				
Contractor name	Eric Wright Construction Ltd				
Onsite contact(s)	Stephen Harding				
Site ID number	85041	Visit no.	2	Visit date	07/04/2016

Site description, context and location

Multi storey development of retail units and student accommodation on confined town centre brownfield site very close to city centre and university. Site is surrounded by student accommodation to three sides and retail units to fourth side; access to site is via narrow public road.

Checklist section	1 st visit	2 nd visit		Score descriptor
1. Care about Appearance	8	8	/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	8	/10	
3. Protect the Environment	8	8	/10	
4. Secure everyone's Safety	8	8	/10	
5. Value their Workforce	8	8	/10	
Total score	40	40	/50	

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

Executive summary

This is an excellent site and it is clearly evident that the company and site fully support the scheme achieving a grade of excellent in all sections of the checklist although surprisingly not all suggestions made in previous report have been actioned. It is encouraging to note that the client wishes to encourage a strong relationship between site and the local university by means of site visits etc. This site continues to be a positive and professional image of the industry and is a good city centre advertisement for the scheme and the industry.

Innovative activities

1. Appearance	
2. Community	
3. Environment	
4. Safety	
5. Workforce	

While an innovative activity is required to achieve a score of 10 in any section, such activities will be recorded regardless of score. When recorded on a visit where a score of 10 has not been achieved, the activity may count towards achieving a 10 score on subsequent visits. An innovative activity will only count once towards a 10 score unless it is further developed and improved. See 'Site Scoring Explained' for further details.

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Monitor's Site Report - Detailed summary of findings



Project name	Friargate Student Accommodation		
Site ID number	85041	Visit no.	2
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1. Care about Appearance

<i>First visit findings and score</i>	8	/10
<p>Site is well signed, hoarding to elevation fronting main road is painted in clients graphics giving a pleasing informative frontage, remainder of site is enclosed in solid hoarding in company colours with informative signage, public roads and footpaths are clean and free from mud and debris. Site accommodation is located close to manned pedestrian gate and is on three levels, materials are stored in work area and plant is stored in designated area. Appearance of operatives is good in branded PPE and an informal dress code is in operation and benefit might be gained by formalising a requirement to be "neat and tidy" before leaving site. Gateman litter picks and inspects hoarding daily and meets deliveries which are all closely coordinated as use of tower crane is required. Cleanliness and housekeeping are induction items and are incentivised; there is a designated covered smoking area out of public view which might benefit from a display of anti-smoking information. Company values are promoted by signage and display of company newsletter on notice boards</p>		
<i>Second visit update and score</i>	8	/10
<p>Roads and footpaths continue to be clean and free from mud, site is extremely confined and maximum use is made of space for offices and storage of materials, appearance of operatives continues to be good but requirement of being neat and tidy when leaving site remains informal. There is a designated smoking area which would benefit from display of appropriate anti-smoking information however there is no provision for e cigarette smokers. There is extensive company signage use of corporate colours however there is opportunity to clarify and promote company values more clearly to operatives and public.</p>		

2. Respect the Community

<i>First visit findings and score</i>	8	/10
<p>There have been 3 newsletters distributed to all site neighbours which give company and site contact details, there have been 3 letter drops to neighbours informing them of work extending beyond normal working hours and there is regular contact with manager of nearby student accommodation to keep them fully informed. Site hours are 7.30 till 5.00 weekdays and Saturday 8.00 till 3.30 with late working extending beyond normal working time if required but with a minimum of 3 weeks' notice being given to neighbours. There is no parking on site but deliveries can be unloaded on site, scheme posters are displayed in and around the site but the banner could be more clearly displayed, language and behaviour are induction items and strictly monitored. 50% of labour is from the PR postcode and local suppliers are used, site is supporting cancer charity with tower crane being illuminated at night, additional signage is provided for adjacent businesses, windows of nearby building have been cleaned for three months, contact has been made with local historical society, and 2 groups of students have been shown around site with a PhD student being given work experience. A positive and lasting impression of the industry is being left by re-using approximately 200 m2 of stone paving discovered in archaeological dig on site and donating a new ceiling to neighbour.</p>		
<i>Second visit update and score</i>	8	/10
<p>There has been 2 further letter drops to neighbours giving update on site operations and outline of future works, deliveries are all timed with any non-timed deliveries turned away. Site hours on Saturday are 8.00 till 1.00, scheme banner is now prominently displayed on main road. There have been 2 visits to site from groups of students from local university and more are planned as the client wishes to encourage student participation, site has provided 2 weeks work experience for PhD student and work experience is also being provided for a trainee bricklayer, it is anticipated that there will be further visits from groups of university students. The stone paving from archaeological dig is stored off site and will be re-laid in near future.</p>		

3. Protect the Environment

<i>First visit findings and score</i>	8	/10
<p>Environmental policy is displayed on site, a pre start survey undertaken and nothing identified, environmental coordinator visits site monthly or as required. SWMP in place and site currently recycles 98% of waste, all masonry from demolition has been crushed and used on site, some excavated material used as fill and 200 m2 of existing stone paving will be reused. Adjacent buildings have been surveyed by structural engineer, some underpinning work undertaken and tell tales placed on some buildings. All drains crossing site or at perimeter have had camera survey and all piling has commenced below level of drainage. Vibration monitoring was undertaken during demolition and dust suppression measures in place. PIR's and push taps are in use and carbon footprint is being calculated. A positive contribution will be made to natural environment either with city council or wildlife trust.</p>		
<i>Second visit update and score</i>	8	/10
<p>Acoustic barriers have been used to reduce impact of noise when laying and polishing concrete floors to all 6 floors. Site has liaised with local wildlife trust project and at their request purchased and donated materials for wind breaks, however there is opportunity to increase this contribution to the natural environment.</p>		

4. Secure everyone's Safety

<i>First visit findings and score</i>	8	/10
<p>Location of nearest hospital is displayed and site sat nav programmed and available, first aiders are identified by poster with name, photo and mobile number, sub-contractors first aiders are acknowledged and identified by helmet sticker and a cscs card is required to work on site. CCTV is in operation with 24 hour monitoring. Deliveries are strictly controlled and a one way system within site is in operation with vehicles driving in and out, all scaffolding has either debris netting or monoflex sheeting. SM completes a weekly H&S checklist, CM completes a monthly report and H&S advisor visits every 2 weeks, all sub-contractors forward a copy of their H&S reports to SM, there is a director's tour every 2 months and tool box talks are every week or when a new trade starts. An H&S topic is circulated every month with supporting power point presentation and training on emergency evacuation procedure for tower crane operator has been undertaken with 6 members of staff. All orders contain a message that delivery vehicles are expected to safety systems fitted to ensure safety of cyclists and pedestrians and this is discussed at coordination meeting. A current risk board is in use and there is a Friday safety surgery available to all operatives.</p>		
<i>Second visit update and score</i>	8	/10
<p>H&S manager visits site every week and reports verbally to SM. Drug and alcohol policy is enforced at SM discretion, a defibrillator is now available on site and there are 3 trained operators based on site. Metal partitioning studs are cut in an enclosed prefabricated booth to reduce noise, particle spread etc. Emergency evacuation procedure has been tested twice in last 3 months with site evacuation.</p>		

5. Value their Workforce

<i>First visit findings and score</i>	8	/10
<p>E.O policy is displayed and supported by posters relating to respect, anti-bullying etc. there is also a whistle blowers telephone number however this could be more widely publicised. Own operatives have an annual performance review; sub-contractor's training is assessed by RAMS and competency by cscs or similar card. Operatives emergency contact details are recorded at induction and retained on site. There are excellent welfare facilities available on site including lockers and shower and these are kept very clean and hygienic by daily sweeping and mopping. The health and wellbeing of operatives is addressed by a range of posters covering healthy eating/lifestyle and men's health issues, own operatives have annual medical and access to private medical care. Company employs apprentices and takes graduate trainees, operatives are able to provide feedback</p>		
<i>Second visit update and score</i>	8	/10
<p>E&D information is clearly displayed around the site on notice boards, there is an open door policy in operation, operatives are able to attend a Friday "surgery" with SM where items of concern can be discussed, a confidential reporting line is publicised. Legitimacy of workforce is assessed on other company sites by means of authenticating passport and visa documents by use of "ucomply" system and this will be used on all sites in future. There is opportunity to provide additional facilities for those working on site such as Wi-Fi, laundry particularly of PPE and there is the opportunity to further promote the company and industry image to attract and retain a suitably qualified workforce, see www.ccscheme.org.uk "Best Practice Hub"</p>		

1st Visit score	40	/50
2nd Visit score	40	/50

*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.*