

Considerate Constructors Scheme

Monitor's Site Report



Project name	Longsight - Clarence Road				
Contractor name	Placefirst				
Onsite contact(s)	Simon Garvey				
Scheme ID number	124397	Visit no.	1	Visit date	20/05/2021

Project description, context, location and relevant constraints

The project is the conversion and vertical extension of a two-storey office block. With the addition of one floor it will accommodate 53 apartments. The site is in a residential suburb of South Manchester on the corner where a side road meets a fairly busy main route. One immediate neighbour is a church and there is a children's nursery and pre-school nearby.

Code section	Scores		Scheme scoring explained
Care about Appearance	7	/9	- Each section of the Checklist will be scored out of 9 points with 1 additional point available for each approved innovation, up to a maximum of 5. - A score of 5 in one of the sections of the Checklist reflects compliance with the Scheme's core requirements while scores of 4 or lower indicate different levels of non-compliance. - Higher scores indicate performance beyond compliance with 6 reflecting a 'good' level of performance, 7 'very good', 8 'excellent' and 9 'exceptional'. - Approved innovations will need to be further developed and improved to receive an additional point at a subsequent visit. - For more information on the Monitor Checklist, scoring descriptors, the Scheme's definition of innovation and report writing standards, visit www.ccscheme.org.uk. - For an online library of best practice examples, case studies, e-learning modules and other resources, visit www.ccsbestpractice.org.uk.
Respect the Community	7	/9	
Protect the Environment	7	/9	
Care about Safety	8	/9	
Value their Workforce	7	/9	
Additional points	0	/5	
Total score	36	/50	

Executive summary

Due to the Covid-19 restrictions this visit was done remotely.

The site appears professional and well managed. There is scope to actively market that to the public, whether they are neighbours, passers-by, visitors or online. See ccsbestpractice.org.uk/first-impressions for inspiration for how key points may be communicated.

Very good consideration has been given to their impact on neighbours. The site is aiming to be a positive temporary member of the community and hopefully will get the chance to engage with local schools and colleges. The whole project team could be helping to promote the Scheme Code as a standard for building sites that the public should expect or may have cause to demand in future.

The environmental management seems to be applying common best practices. Even so communicating examples of those to the public could be part of challenging common negative assumptions about the industry's care for the environment.

Procedures seem to be in place to reach the high levels of safety performance, including mitigating the Covid-19 risks.

A decent supportive working environment is being provided. There seems scope for more wellbeing issues to be covered. More could be done to encourage people who may be assuming there are no careers in construction open or of interest to them to discover the wide range of opportunities available. The whole project team including trades, consultants and supply chain could be helping with that promotion, maybe by directing their own contacts to resources like Go Construct (www.goconstruct.org/).

Thanks again to Simon for his time. I look forward to the next visit being in person.

Detailed summary of findings

Care about Appearance

Findings and score	7	/9
From the initial impressions of the perimeter the site presents a positive image of the industry. The fence enclosures look robust and in good condition. The adjacent areas seem clean and tidy; a designated operative checks each morning for damage or graffiti and removes public litter. A road sweeper is on call to suppress any dust. The construction area appears well organised and reasonably tidy. The facilities, stored materials, vehicles, and plant are similarly orderly and clean. The site is open to view through the fencing, presenting the challenge to keep it looking impressive. The workforce is encouraged to contribute to cleanliness and good housekeeping. Discreet smoking and vaping areas with ash trays are provided. There is a PPE code with clothing monitored for cleanliness and damage. The corporate branding is due to be added to the signage. <i>The Company could be presenting more about its approach and could be presenting itself as an example of construction industry best practice. The suggestions in the Construction's First Impressions guidance (ccsbestpractice.org.uk/first-impressions) could provide inspiration for ways of doing this. Social media outputs could also be used to convey examples of how the build is being done in line with the Code of Considerate Practice.</i>		

Respect the Community

Findings and score	7	/9
All those directly affected by the work have been notified and kept informed and shown courtesy and respect. Pre-start information with contact/s was letter dropped. Further letters provide updates and advance notice of any disruptive works. Those are displayed on the community notice board. All work is done in normal weekday hours, with noisy works delayed until after 8 a.m. Inductions include guidance on appropriate behaviour offsite. Reasonable efforts are being made to minimise the impact of deliveries, parking and work on the public highway and footpaths. Unloading is on site. Traffic management is in place for utility works in the adjacent road. There is space for all operatives to park on site or alongside the site on the side road. With regard to the latter, <i>we discussed how vehicles parking onto pavements seemed unnecessary and gives a negative impression.</i> Work methods and timing minimise the impact of noise. No complaints have been received, but any would be addressed promptly. The site is aiming to contribute to and supporting the local community and businesses. The gateman extends his litter pick to include adjacent streets. Trade contractors and suppliers are mostly from the region. Contributions of food and clothing have been collected for a local charity. There has been no response yet to an approach to a local primary school. <i>Given the current restrictions the online Scheme resources (www.ivorgoodsite.org.uk/kidszone/) may be of interest to local primary schools as both a safety warning about getting into sites and an introduction to positives about the industry. Hopefully some engagement with local secondary school/s and/or colleges will be feasible next term.</i> Scheme posters and banners are correctly displayed. There could be more active promotion of the benefits of the Scheme. <i>The consultants and supply chain companies could be encouraged to commit to applying the standards to their other projects. They could be introduced to the possibility of registering their company with The Scheme (www.ccscheme.org.uk/promoting-registration).</i>		

Protect the Environment

Findings and score	7	/9
No site-specific environmental issues were noted but aspects of the Company's environmental policy are included at inductions. The supply chain companies are encouraged to avoid waste. <i>Maybe they can be challenged to cut down on single use packaging, particularly plastics.</i> There is on site separation of plasterboard, wood and metal waste. The use of resources and energy is monitored against targets. Some rainwater is collected and used for dust suppression. Energy efficient cabins and equipment, PIRs, timers and promotion of careful use limits power consumption. Travel data is collected that could be used in the measuring and management of carbon use, but <i>nothing was noted of a targeted approach to reducing the use. For example, obtaining energy from a supplier who maximises renewable sources could be considered.</i> Timing, equipment, and work methods are used to minimise the impact of noise and air pollution. External plant runs on HVO and internal plant is electric. Reasonable efforts are being made to protect the existing environment; there is bunded fuel storage in place with spill kit to hand. Environmental issues are communicated to the workforce by information posted. The site's environmental management is very good standard industry practices; <i>examples of those could be communicated to the public outside the site, in newsletters and social media outputs.</i> The labourer has started a wildflower garden at the site pedestrian entrance, <i>perhaps that could be part of the site leaving a goodwill positive contribution to the local natural environment and biodiversity.</i>		

Care about Safety

Findings and score	8	/9
All risks to neighbours and the public have been considered and addressed. All works are within the enclosure, a coded lock controls access to the site. Deliveries are pre-booked and are banked on to site. Suppliers are required to deliver in FORS registered vehicles. The site is secured out of hours and remotely monitored by CCTV (with loudspeakers). Systems are in place that care for the safety of visitors and workers, including best practice social distancing arrangements, guidance and work methods to address the Covid-19 risks. Emergency contact details, medical conditions and medications are recorded at inductions and available to first aiders. Occupational health risks are addressed by information and toolbox talks. Current risks are displayed on a hazard board and regular safety audits are done. Sub-contractors are required to do their own as well. A first aid kit is to hand, including a defibrillator. The latter is advertised outside the site entrance. First aiders are identified and directions to the nearest A&E are posted. There is a wi-fi alarm system, and an evacuation drill takes place every month. The Company also require sub-contractors to do weekly toolbox talks. Identifying hazards is encouraged and incidents and near misses would be recorded. The Company is considering introducing testing to enforce the drugs and alcohol ban.		

Value their Workforce

Findings and score	7	/9
The commitment to respect and fair treatment is included at inductions; bullying and inappropriate language would not be tolerated. The management are open to feedback and provide support and encouragement. CSCS and skill cards are checked at inductions. There are multiple races on site, so instructions are provided in various languages. The Company monitor the supply chain companies' checking for rights to work and information on modern slavery is displayed. Personal development is promoted and training is provided. Wellbeing is promoted and information displayed includes Covid-19 and mental health. <i>There is scope for more issues to be covered</i> (see the CCS 'Spotlight on..' series for ideas). Confidential helpline numbers are displayed. <i>Many companies now have key staff trained as mental health first aiders.</i> Suitable, hygienic, and well-maintained welfare facilities are provided close to the work area. The welfare labourer is designated as the site Covid Marshall and regularly sanitises surfaces. A separate toilet is available for female operatives and visitors. Additional facilities include lockers and drinking water. The meeting room is available as a prayer room. <i>Nothing was noted of the site promoting construction as a career of choice</i>, perhaps in due course providing mentoring/work experience placements for local students could be considered. <i>Any initiatives that might be of general interest across the industry could be offered to the Scheme's Best Practice Hub (ccsbestpractice.org.uk). The site could make everyone aware of The Hub as a way of keeping up with rising standards, including by completing the e-learning packages available. Everyone may also find the Construction Map a useful resource (www.constructionmap.info).</i>		