

Considerate Constructors Scheme

Monitor's Site Report



Project name	10 Devonshire Square		
Contractor name	KpH Deconstruction Services Ltd		
Onsite contact(s)	Kevin Rumley		
Site ID number	105362	Visit no.	1
		Visit date	11/09/2017

Site description, context and location

The project comprises the strip out of an existing Office building rebuilt in the 1980s, but originally a Victorian warehouse. Site offices and welfare are set up on the first floor of the building. Site is surrounded by offices and shops, and is situated about 500m east of Liverpool Street LUL and main line stations. Access to site is via a gate in site hoardings and the existing front door. Working areas of the site is separated by barriers.

Checklist section	Category score		Score descriptor
1. Care about Appearance	7	/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	9	/10	
3. Protect the Environment	8	/10	
4. Secure everyone's Safety	8	/10	
5. Value their Workforce	8	/10	
Total score	40	/50	

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

Executive summary

For a new Company to CCS, this Company has started extremely well, helped by sensibly asking for an advisory visit prior to this one, at which all the requirements were outlined. To be fair, this site was already doing much of what CCS requires. Appearance was very good, with all areas being kept clean and tidy, and operatives looking smart considering the work that they were doing; however, I did feel that more dust suppression was needed in working areas, with some operatives entirely reliant on dust masks. Community was exceptional due to the ingenious complex scaffolding gantry erected to enable waste materials to be safely transferred to collection vehicles. This has meant that people using busy pedestrian areas by the site entrance have been completely segregated from the works. Contact with neighbours is maintained through a monthly newsletter. Company corporate social responsibility activities are particularly praiseworthy. Environment was excellent with the site fully complying with CCS guidelines. Safety was excellent with all necessary procedures in place to ensure the safety of the workforce. Collection vehicles are FORS silver modified, but Company could consider becoming a CLOCS champion. Workforce was excellent with the site setting high standards in all aspects of this subject; training, occupational health and welfare facilities are all considered. Particularly praiseworthy is a local campaign to combat modern day slavery, which still persists in shadier parts of the industry. Congratulations to the site team for an excellent result with special thanks to Kevin Rumley, Site Manager and Ian Murray, Supervisor for showing me round the site and helping me to complete the checklist.

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Monitor's Site Report - Detailed summary of findings



Project name	10 Devonshire Square		
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1. Care about Appearance	7	/10
<p>First impressions are of a very well organised site, separated from the adjacent road by solid Heras fence panels. Site has very good signage. There was no graffiti on the fences. Working area of the site was well organised, clean and tidy; dust was being suppressed by a dust cube, however dust could have been better controlled. Welfare facilities were clean and tidy, stripped out materials were being stored in bins. Workforce onsite dress code was five point PPE (gloves and glasses); operatives were generally smartly dressed; accommodation used existing facilities and was smart. Operatives remove PPE when going offsite. Smoking is banned when working on site; a designated place within the hoardings at the front of the site, which is shielded by the hoardings and therefore discreet. Surrounding roads and pavements were being kept clean. Full time cleaner cleans site facilities daily, including main reception and outside the hoardings. Each subcontractor is responsible for clearing up its own mess, but site has its own clear up team as well. Induction encourages operatives to keep the site facilities clean. Company branding is on signs on the site fencing, and on hi-vis vests; Company has a social media presence on Facebook, Twitter and LinkedIn.</p>		
2. Respect the Community	9	/10
<p>Before work started, Site Manager visited those affected by the work and gave them his contact details and a first copy of a monthly newsletter. Head office contact details are posted at the site entrance, and in the newsletter. 24/7 contact details are posted at the site entrance. Intrusive works are done in liaison with site neighbours. Working hours are standard (including Saturday morning). Collections of waste materials are booked in advance via the managing agents and come into a service bay. A complex network of scaffolded walk ways links this to the first floor of the building, keeping pedestrian areas free of this traffic. Local shops, cafes and suppliers are used. Site CCS registration is promoted by CCS banner and CCS contacts boards on the fencing and the rear hoarding. CCS cartoon poster is in the canteen and code of practice is in the lift lobby. CCS is also described in the standard site induction. Monthly newsletters continue to be sent out by the Site Manager; these include CCS logo. Site has facilities for visitors. Radios are banned; mobile phones can be used in welfare areas only. There is no parking for vehicles. Compliments and complaints are recorded in a folder on site, with none to date. Company sponsors Old Caterhamians RFC. A school or college visit would not be practicable. Company management supports CCS policies; site has a scheme champion (Ian). Company charity fund raising includes helping to raise funds for Caterham Sea cadets (for a minibus), Bloomin' Arts Charity (people with learning difficulties) and Young Epilepsy (go-cart for local race track). A cafe near the site is supported, which has staff with learning difficulties. Legacy will be support to the nearby cafe, including donation of kitchen equipment.</p>		
3. Protect the Environment	8	/10
<p>Environmental policy is promoted by statement displayed on the site notice board. Waste materials are put into bins for sorting at the waste company depot with 100% recycling promised. Steel, timber, plasterboard, glass and light iron go into separate skips. Vibration, air and noise pollution is fairly minimal as all work is internal; site will be cutting a hole in the ground floor later in the contract for which noise monitoring equipment will be used. Company is ISO14001 certified. A spill kit is available in the basement storage area. Environmental achievements are put onto posters displayed around the site and on the hoardings. Induction includes reference to waste separation and how it is to be removed from the building. Toolbox talks include monthly environmental ones, such as Leptospirosis and separating waste. Electricity and water comes from existing supplies. Carbon footprint is being measured by head office from information supplied by the site. All operatives come to site by public transport. Dust is kept down using dust cubes and dust masks. Environmental improvement would be difficult on this contract. Company does carbon offsetting by planting trees.</p>		
4. Secure everyone's Safety	8	/10
<p>Directions to nearest A&E unit and Minor Injuries Unit (Royal London) are posted on the main site notice board. There is an ample number of First Aiders on the site; names of these are given out at site induction. Safety plan is updated as necessary by the Site Manager. Safety inspections are weekly with a checklist, safety audits are every fortnight. A protected route is available to site office and welfare. Access to site is controlled by a locked gate. Operatives and visitors sign in and out. Risks to neighbours and the public are minimal; all collections are supervised by a traffic marshal and estate staff. Initiatives to ensure continuing safety improvements include safety training on site including asbestos category B training. Attitudes and behaviours that enhance safety performance are encouraged by having a site specific induction, a drugs and alcohol policy, and by checking and reviewing RAMS. Public safety is addressed by keeping the public out of working areas. Emergency procedures are explained at induction, with escape routes defined; a fire drill has been held, and a muster point is set up at the rear entrance. First Aiders have badges on their PPE. A defibrillator is available directly opposite the site. Site visitors are accompanied and inducted where necessary. The Company is not CLOCS champion. Access and egress to site is supervised by traffic marshals. All collection vehicles must have FORS silver enhancements. Accidents are recorded in the Accident book and reported to the client; near misses are also recorded. Incidents are investigated; minor incidents would be dealt with by a toolbox talk; for major incidents head office and safety consultants would be involved. Site has a hazard boards on each floor with a main one by the site entrance. Site also has daily briefings to highlight hazards. All labour that does not speak good English would be paired with a translator. Company uses behavioural safety techniques to encourage operatives to think about safety. Drugs and alcohol random testing is not done.</p>		

5. Value their Workforce	8	/10
<p>Site demonstrates a commitment to respect with bullying, harassment and inappropriate language not tolerated, reinforced by toolbox talks. An active open door policy exists with Site Manager very approachable; site has feedback cards and a collection box. Personal development needs are identified and training promoted, this is organised using a training matrix to ensure all tickets are up to date; training extends to subcontractors when relevant (face fit masks for example). Company insists on a level of training for all subcontract operatives. Site cares for the health and wellbeing of the workforce by considering occupational health risks such as dust. Health and wellbeing posters are in the canteen and changing areas, with booklets also available. Medical conditions, medications, and emergency contact details are requested when inducted and would be available in emergencies. Welfare facilities were suitable, hygienic and well maintained, and included changing room with secure storage, M+F toilets, and a canteen; cleaner keeps site facilities very clean. CSCS or CCDO cards are mandatory. Illegal workers are identified by only using bone fide job agencies, and by checking tax reference numbers, national insurance numbers and passports. Anti-slavery posters are displayed on site in several languages. Company has campaigns to encourage new operatives into the industry, with a new young operative starting on site on Wednesday. Health screening is carried out annually; site has free fruit Mondays. Separate M+F facilities are available. A room is available if needed for prayer or contemplation. Site has lockers and free Wi-fi; showers and laundry facilities are not available. Company aims to be professional and safe in all it does; training in particular leads to higher standards. Site has a strong open door policy; financial advice and counselling services are available through helplines.</p>		

Overall score	40	/50
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*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.*