

Considerate Constructors Scheme

Monitor's Site Report



Project name	Key Bridge House		
Contractor name	Mount Anvil		
Onsite contact(s)	Patrick Whyte, Rosanna Williamson		
Site ID number	91374	Visit no.	2
		Visit date	04/04/2016

Site description, context and location

Redevelopment of a site in Vauxhall SW8, formerly the BT Headquarters built in 1976 but decommissioned 6 years ago, undergoing staged demolition to construct 441 apartments in 5 blocks with Commercial units and 2-level basement space (9000m²). Construction is RC Frame, unitised brick cladding using G-Brick panels, in the construction of 22 storey and 38 storey towers. Part of the 9 Elms Area Regeneration area. Project team have relocated to a nearby business unit although overall progress has been directly affected by the liquidation of the demolition contractor, Micor Ltd and the appointment of John F Hunt Ltd.

Checklist section	1 st visit	2 nd visit	Score descriptor
1. Care about Appearance	8	8	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	7	7	
3. Protect the Environment	7	7	
4. Secure everyone's Safety	8	8	
5. Value their Workforce	8	8	
Total score	38	38	/50

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

Executive summary

The site has had to focus on its renegotiation of the demolition contract since first visit and set up new site management offices. Whilst behind the scenes great progress has been made in setting up a training academy and further engagement with Wyvil Primary school, and the Building Lives social enterprise, planned events have yet to be completed. A number of recommended descriptors have yet to be investigated and this also includes the wider awareness of CCS amongst the management staff and the changes made in February in the 2016 Checklist.

Robust safety and environmental management are continued although the carbon consumption has really yet to get off the ground regarding processing of data captured.

Thank you Patrick for standing in for Nyron. We wish you every success for the project and the new training academy.

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



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1. Care about Appearance

<i>First visit findings and score</i>	8	/10
<p>Every effort is made to ensure a positive image is projected overall; from and including a marketing diabond covered hoarding, a completed show flat and sales office all maintained by an external presentation labourer assigned to external areas and a colleague to internal cleaning alike. Parts of the old offices are temporarily retained as Project Office. 3-point dress code is fully branded with task PPE to RAMS. Subcontractor branding is project specific "working in partnership with Mount Anvil". Daily checks are made to a prepared list and recorded. Some graffiti endured but quite easy to clean off daily. Smokers are assigned to designated areas outside welfare.</p>		
<i>Second visit update and score</i>	8	/10
<p>Externally, little has changed with the delay in demolition caused by the liquidation of Micor Ltd affecting overall progress. The site management team have relocated into a business unit nearby and John F Hunt are occupying the previous Mount Anvil office with the old tower until demolition. No issues with graffiti and appearance of trade contractors in prescribed dress code is good. All smoking is managed in discrete locations. No known social media input to promote a positive image during construction although the company has sales based website.</p>		

2. Respect the Community

<i>First visit findings and score</i>	7	/10
<p>Immediate neighbours include Wyvil Primary School, business units, shops, pubs and a timber yard. All have received an introduction letter and close informal contact maintained with the nearest located. The school has received £3024 for 550 library books. A quarterly newsletter is distributed, reclaimed trees have been donated to the community and generally the S.106 requirements are being put in place. A new safer entrance is being created for the school and deliveries to one of the three gates restricted until school open/close times completed. Local shops supported especially Toni's Deli. Site rules cover all behavioural rules associated with this community. All CCS Posters and banners correctly displayed and the site team are committed to considerate construction having received a CCS Bronze Award for another project. Although actively promoted there is scope for better promotion of CCS to both residents (CCS links in newsletters) and to site management (CCS Films, Induction PowerPoint, Best Practice Hub and online Industry Image e-magazine – individuals can register for this) Site rules forbid radios, mobiles can be used in safe places, 24/7 contact numbers available for PM with full time noise monitoring in progress. Discussions ongoing regarding local employment/apprenticeship opportunities. Directors offer full support.</p>		
<i>Second visit update and score</i>	7	/10
<p>24/7 security now appointed with progress on the school entrance delayed until the new term. The company has yet to cascade the suggestion of better CCS awareness more widely although it has recently been awarded National Skills Academy for Construction (NSAFC) status by the Construction Industry Training Board (CITB). This is awarded by the CITB to organisations that develop first class training and development opportunities through their projects; driving education engagement, apprenticeship recruitment and sustainable employment in the construction sector. A launch in a week's time will see the creation of about 100 opportunities for apprenticeships and work experience placements. This is an enormous commitment from Mount Anvil as a planned event. There are no other planned 'goodwill' activities yet nor feedback sought or received.</p>		

3. Protect the Environment

<i>First visit findings and score</i>	7	/10
<p>Environmental policy and statement in place. Company EMP in place. Monthly waste management stats received from Powerday, LRH and McGee for asbestos stripped. Data on waste together with mileage is recorded with utility consumption. No retained ecology other than licensed nest for falcon's nest required 3 months of no adjacent disturbance works. Extensive offsite manufacturing reduces work at height and generates less road fuel and better quality control. Appropriate storage provided for COSHH material with spill kits. Cycle racks provided and staff encouraged to use this or other public transport options. No published carbon footprint report seen on site. New eco-cabins arrive shortly for permanent site accommodation, with initiation of grey water collection under discussion. Constant real time noise and dust monitoring.</p>		
<i>Second visit update and score</i>	7	/10
<p>Demolition asbestos is the principal interest at present with demolition materials anticipated to be 90% recycled. Unutilised cladding and other prefabrication will directly reduce carbon footprint but despite data capture there is no evidence of how the carbon footprint is calculated, if at all, and whether it is related to target or industry benchmark. The new accommodation in a permanent building is inevitably better than containerised accommodation. No plans to carry out carbon offsetting.</p>		

4. Secure everyone's **Safety**

<i>First visit findings and score</i>	8	/10
<p>First aid facilities located across site with all Mt Anvil staff trained first aiders and defibrillator operators. CPHSP reviewed and updated regularly, RIVO online package enable Group login and review of all safety and training matters together with reporting of environmental matters, TBTs, Safety alerts, Hazard assessments. Safety initiatives in place include breakfast vouchers and £50 gift vouchers to a store of choice. All managers and some admin are all SMSTS trained. Wi-Fi fire alarm system in place with test/evacuation completed by demolition subcontractor. The company embraces FORS and supports all associated initiatives including the Safer Lorry Scheme amongst its supply chain hauliers. All management issued with FitBits watches logging personal activity of fitness. Zero accidents recorded. Daily activity briefings with RIVO checklists and HAV monitoring. Key trade contractors are brought into safety regime and a recent seminar was completed by all. Random D&A testing.</p>		
<i>Second visit update and score</i>	8	/10
<p>Two defibrillators in place but are they registered with London Ambulance Service? Step challenges in place with staff who were issued with FitBits watches. Safety software further developed to include logging of snagging information and designated iSnag. Drugs and alcohol policy is published, states zero tolerance with random and on demand testing. Trade contractors RAMS are reviewed regularly of when a change of method or design affects operation. Commitment to CLOCS unknown in respect of the company's commitment to advancing all hauliers through Bronze and Silver levels to Gold.</p>		

5. Value their **Workforce**

<i>First visit findings and score</i>	8	/10
<p>Zero tolerance on bullying, harassment and inappropriate language with disciplinary system in support. Open forum in place with 2 operatives per company invited to discuss any topic with agenda or minutes if preferred. This has been popular with good feedback. Robust training matrix. Company operates a 'centre of excellence' for all training needs, extended to subcontractors if space available, typically fire marshal, PASMA, scaffold awareness training available. Temporary offices have been created in existing building for 6 months but this will shortly be relocated to full range of eco-units to accommodate all staff. Employment Skills plan under S106 has generated a £10,000/quarter training grant for training costs of locals. Full time paramedic on staff visits weekly for all critical medicals and open house drop in for all on site. A behavioural management programme for managers covers stress awareness and management. Monthly topic programme covers all safety critical issues such as dehydration, salt intake, cholesterol etc. Consider stress questionnaire/free download from www.isma.org.uk;</p>		
<i>Second visit update and score</i>	8	/10
<p>Commitment to training and new Skill Academy noted above. Two gyms nearby have offered discounted membership for site staff. CSCS cards are checked for validity online. Various health and wellbeing promotions across the site in rotation. No known progress made on stress related illness awareness for those other than the Managers' training. No evidence of changed facilities as yet, separate male/female facilities, showers, Wi-Fi use or action on e-smoking as distinct from tobacco smoking. No financial counselling or contribution to Best Practice Hub</p>		
1st Visit score	38	/50
2nd Visit score	38	/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.*