

Considerate Constructors Scheme

Monitor's Site Report



Project name	Keybridge House				
Contractor name	Mount Anvil				
Onsite contact(s)	Nyron Higgins, Bryn Parker, Michele King				
Site ID number	105301	Visit no.	1	Visit date	18/01/2018

Site description, context and location

The third year of this ongoing redevelopment of the former Keybridge House includes the demolition of the 16 storey tower block and the construction of new accommodation in 37, 22, 9 and 4 storey units which generate an optimised 470 dwellings of mixed tenure private/social housing. This optimisation is now approved by the local authority with project offices now relocated from a small trading estate in Miles Street to bespoke accommodation in four railway arches immediately adjacent to site. A number of access gates are established with gates in use open and manned at all times.

Checklist section	Category score		Score descriptor
1. Care about Appearance	9	/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	9	/10	
4. Secure everyone's Safety	8	/10	
5. Value their Workforce	9	/10	
Total score	44	/50	

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

Executive summary

The ongoing commitment to the community and the success of the National skills Academy has attracted comments from many MPs and other visitors. Continuing to offer significant construction success and enlightenment to future apprentices and some work experience placements.

This £170 million development continues to write its own success story as each and every aspect of considerate construction developed organically with new incentives and commitments to the community in which this. Construction is such a large part.

The new project offices and welfare accommodation has been grouped for adjacent arches rented for the specific purpose and a number of significant awards have been granted reflecting the company's commitment to the workforce and safety articular.

Continued promotion of CCS registration and in particular the use of the e-learning process included within the best practice hub remains an opportunity to extend through the levels of management within the site operations.

Thank you Nyron and to the new team members Bryn and Michele for all your efforts and for hosting this visit.

Considerate Constructors Scheme

Monitor's Site Report - Detailed summary of findings



Project name	Keybridge House		
Site ID number	105301	Visit no.	1
		Visit date	18/01/2018

1. Care about Appearance	9	/10
<p>In addition to the relocated accommodation units within the railway arches and some minor changes to hoardings, first impressions remain to the previously reported standard further enhanced by the appointment of a full-time logistics company. Signage is good with some additional CCS banners and other branding ongoing with some at high-level on wrapped elevations but principally on a 3 m high hoarding. Internal cleaning and external presentation address the significant challenges of a windy location and extensive public littering with roads swept and a formal series of daily checks made; these are summarised to the senior Project manager as a weekly report. A full commitment to using social media continues with the site specific webpage with project details, site team details and contact information to further promote a positive image during the construction period. CCS information and updates and also been added to this webpage. This continues to be a standard that all developers should aspire to. PPE is branded and safety campaign strapline design in evidence. Three smoking areas with segregated sections for users of e-cigarettes are maintained. PPE branding continues to follow the same dress code with subcontractor or MAC branding. Traffic marshals are made more distinct by full orange PPE suits and red hardhats.</p>		
2. Respect the Community	9	/10
<p>The new community liaison officer, Michele, working in tandem with Mari, has smoothly transferred the ownership of all these successful communication functions with local residents with 10 project specific newsletters now issued to date. Specific contact details include a dedicated e-mail address KBH@mountanvil.com and include what residents need to know including a construction update, more opportunities for schools and explanation of the forthcoming Keybridge phase 2. The site specific website maintained includes news of community events, jobs and opportunities for apprentices. Participation in the Nine Elms working group's monthly meetings, a parallel TfL working group and engagement with those involved in other key Nine Elms projects, including the new US Embassy which is expected to add a footfall of 2000 persons per day in addition to the 800 staff due to take up residence in February 2018. Events since the last CCS report include a graduation ceremony for Wyvil primary school, a stand in the Vauxhall Park fair sponsoring an inflatable climbing wall, the Christmas party for school and estate and some speed mentoring at Dartford Green secondary school. The previously reported National Skills Academy continues its success with a comprehensive report based on KPIs and targets of actual jobs created for apprentices, new entrants and graduates with headline figures, including 374 waged training weeks on site for the existing workforce exceeding target by 50%; work experience opportunities and jobs created at all levels are further evidence of commitment. 74 local residents have secured employment with nine school curriculum events engaging 381 students attended by Mount Anvil staff. Support of local businesses includes short reviews of small businesses in the newsletter and introduces most of the Mount Anvil staff who raised over £700 in a Save the Children fund Christmas jumper day.</p>		
3. Protect the Environment	9	/10
<p>Clear Group sustainability policies and plans are in place with a fully documented carbon reduction plan with all waste and utility consumption logged in conjunction with the company's environmental champion and HSE Department. In addition all these functions are achieving 97% marks during internal audits, ecology issues are fully addressed with bird boxes and other protection in place. Targets are set and audited. Environmental incidents and hazards are reported on the company's RiVO system and a cycling champion is appointed. Formal ISO 14001 accreditation secured. Participation in London Borough of Lambeth's air quality survey was completed together with general sound and dust monitoring at key locations with steps taken beyond screening and damping including disuse of brooms in favour of vacuum extract plant. Noise dust and vibration monitoring continues with demolition noise breaks to reduce community impact. LED lighting is used extensively. All environmental data is reviewed weekly and performance targets set accordingly, the data tracked by spreadsheet. Environmental Toolbox talks remain at one given and typically these include weekly environmental walk rounds. Public transport is championed with vibration monitors alongside the railway arches, the church on South Lambeth Road, and the Griffin pub. A Network Rail monitor continues in post to ensure that no impact is adversely caused to the existing rail services.</p>		
4. Secure everyone's Safety	8	/10
<p>A revised health and safety policy is widely displayed as a concise statement and the safety management plan includes a range of robust safety systems which have secured the fifth British Safety Council Sword of Honour. First aiders appointed and identified with weekly RiVO audits. Protected pedestrian routes and non-PPE routes with attendant signage are well presented. A weekly CHSP monthly meeting is held with all attendees briefed. RAMS are extensively reviewed and expectations of trade contractors set out in advance prior to formal approval. Drugs and alcohol remained at zero tolerance with cause, random and safety critical testing in place. The latter is supplemented with police standard testing kits. Defibrillators are provided. Health and safety coaches are appointed with subcontractors. First aiders identified with an additional commitment to the group safety mantra. Wirelessly linked CCTV cameras on all crane hooks are visible at any point of access. Traffic marshals are equipped with lollipop signs. FORS policy is evident with all subcontractors required to meet a FORS silver or higher standard. Datascope monitoring is in place. Concertina pedestrian barriers are in evidence at every gate. All data in respect of drugs and alcohol testing is tabled with some significant results leading in some cases to formal action. Backpack vacuum cleaners for labourers ensure the broom remains absent from site and basement cutting stations assist the control. CLOCS checks on vehicles are under development with some records maintained; please refer to CLOCS link on CCS homepage which details CCS, appointment and provision of CLOCS standard audits on a voluntary basis. The CCS website will give you access to our checklist, fee scale and summary.</p>		

5. Value their Workforce	9	/10
<p>Equality, diversity and inclusion policies continue in place with a specific exclusion of bullying and harassment. Robust training programme operates in conjunction with the Skills Academy and adequately addresses all personal needs and demands. The centre of excellence at the training centre is accredited to arrange 14 different short courses in first aid, RAMS and others with discounted costs available for subcontractors. Behavioural management training is given to managers and a Mind workplace survey has been completed. Fortnightly contractor engagement meetings are provided to discuss any topic of choice. The current industry focus on dust minimisation is presented as a toolbox talk with links to several external portals provided and number of role-play safety training scenarios extended to subcontractors. The newly constructed accommodation within the arches include the provision of hazard TV and an opportunity to access free of charge (but at the contractors expense) services of an IFA consultant, MoneyDoctor, for support on any financial matter. These have been popular and some 15 half-hour slots per day had been taken up. Mount Anvil has for 10 years celebrated being included in the Evening Standard survey of the top 100 companies to work for due to its commitment to the workforce and the commitment to excellence is no coincidence.</p>		

Overall score	44	/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.*