

Considerate Constructors Scheme

Monitor's Site Report



Project name	Key Bridge House				
Contractor name	Mount Anvil				
Onsite contact(s)	Nyron Higgins				
Site ID number	91374	Visit no.	1	Visit date	03/12/2015

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

Checklist section	Category score		Score descriptor
1. Care about Appearance	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	7	/10	
3. Protect the Environment	7	/10	
4. Secure everyone's Safety	8	/10	
5. Value their Workforce	8	/10	
Total score	38	/50	

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

Executive summary

Early days in this 31/2 year contract to redevelop this site into more housing. A committed approach is made to appearance to make a striking contrast to the existing environs. Presentation of the sales area is excellent. Equally a full programme of consultation and support of community activities is underway with generous support of Wyvil School. Both Section 106 requirements, local employment opportunities etc are being planned as are other direct support. Environmental management is being investigated for use of grey water with several fuel saving off site prefabrication decisions already made.

Robust safety management is logged using the excellent RIVO system enabling group access and response to incidents to be rapidly shared. A high commitment to personal training is noted and the excellent issue of FitBits watches to management is a great step forward.

Thank you all for your commitment to considerate construction – we look forward to revisiting

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	Key Bridge House		
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1. Care about Appearance	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>		
2. Respect the Community	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>		
3. Protect the Environment	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>		
4. Secure everyone's Safety	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>		
5. Value their Workforce	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>		
Overall 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.