

Considerate Constructors Scheme Monitor's Site Report



Project name	Olive Morris House				
Contractor name	O'Keefe Group Ltd				
Onsite contact(s)	Jason Beard				
Scheme ID number	121081	Visit no.	1	Visit date	21/07/2020

Project description, context, location and relevant constraints

The works comprise the top-down demolition of an existing Local authority building to ground floor level which may lead to a subsequent of demolition to basement level including the breaking out of basement slabs, retaining walls and completion of temporary works. The site is in a primarily residential neighbourhood and there is an active residents group of 50-60 who communicate regularly via Whatsapp and who are against any construction activity. The Client has a Managing Agent who liaise between the Residents and the contractor. There are two schools nearby but they are currently closed. The site faces the very busy Brixton Hill Road in Brixton, London, SW2.

Code section	Scores		Scheme scoring explained
Care about Appearance	8	/9	<ul style="list-style-type: none"> 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	8	/9	
Protect the Environment	9	/9	
Secure everyone's Safety	8	/9	
Value their Workforce	8	/9	
Additional points	0	/5	
Total score	41	/50	

Executive summary

The site was monitored remotely via MSTeams and a FaceTime video call and this was facilitated by photographic information sent by Jason before the visit. Although the site is still in the early stages of this specialist activity code compliance is already very high and reflecting the Company's impressive practices and procedures. Initial impressions are excellent and Company branding is strong externally and internally. There is a robust formal and informal communication strategy in place that is clearly working well and should give the contractor the ability to record and promote positive comments received as the works progress. Promotion of supply chain registration on projects where trade contractors are being used could be further developed to raise awareness and support the Company in their code compliance even further. Environmental issues are very much under control supported by the contractor's training and inspection regime. fortnightly sustainability audits help to ensure appropriate practices and procedures remain in place. The contractor has robust health, safety and wellbeing policies in place supported by a comprehensive inspection regime and appropriate procedures for dealing with emergencies. Clarity on policies regarding FORS registration for the supply chain and inspection of all vehicles arriving on site for CLOCS compliance could be considered. The Company clearly acknowledge the importance of their workforce and their wellbeing and the principles of the Scheme regarding an appropriate supportive and caring working environment. The "Part of a Family" principle was very clear and although Jason advises that getting on to the contractor's supply chain is appropriately difficult it is clear there is strong support for the supply chain once they are on board. Appropriate practices and procedures to deal with Government guidelines relating to the corona virus appear to be in place and there is a strong focus on equality and mental health related issues. Jason could consider completing some of the scheme's e-learning courses which should add to his code awareness and use of the Scheme website and a review of recent entries on the Best Practice Hub relating to the virus could also help add to the highly compliant practices and procedures already in place. A very positive and enjoyable visit. Thank you for your time your input to facilitate this remote visit. Keep well and stay safe and I wish you a successful conclusion to this phase of the works and hopefully the contract award for the next phase.

Detailed summary of findings

Care about Appearance

Findings and score	8	/9
Initial impressions are excellent. There is a solid wooden hoarding to the ground floor of the building with appropriate and very informative signage and the scaffolding is fully wrapped with monarflex which is soon to be fully Client branded. Office and welfare facilities are located within the basement of the building and present very well. Internally the site is clearly being professionally run and well managed. All operatives wear appropriate branded PPE and Company "uniform" and all were very well presented considering the nature of the works. Operatives are required to remove their PPE should they leave site for any length of time and there are ample replacements if required. There are regular perimeter checks and litter picks by the site team and trained traffic marshals and graffiti is dealt with as soon as it occurs. Operative's induction includes Company requirements relating to cleanliness and good housekeeping. The majority of the workforce is directly employed plus some Agency labour well known to the Company and fully familiar with their expectations. Smoking and vaping is permitted in a discreet area on the access road or within the car park and there is ample space to ensure social distancing. The contractor has a website and promotes itself through social media. On site branding of uniform, PPE, plant and equipment and signage is very strong. Core Company values are strongly promoted and there is positive alliance with First Impression standards.		

Respect the Community

Findings and score	8	/9
The Client has appointed a Managing Agent and one of their roles is the communication with local residents. The contractor provides a fortnightly "look ahead" which is updated weekly and there is informal communication with the Chair of the Residents Association and any passer-by enquiries plus quarterly remote meetings that residents can join in on. Company and out of hours contact information is provided. Communications have included why the site is able to continue to operate and the guidelines that they are working to. There is an approved Traffic Management Plan and all unloading is completed on site. All deliveries are booked in advance. Routes to the site are prescribed as are the site access and egress points. The labour force is primarily London but the contractor had appropriately restricted the use of local shops by the operatives during the working day but they are now opening up and are supported by the site team. The scheme poster and banner is displayed and scheme principles included at inductions and could be referred to in future "look aheads". Comprehensive site rules govern operative behaviour. There are three informative community notice boards which also display project updates. Radios are not allowed and mobile phones only in safe areas. Any observations received are communicated to the Managing Agent and dealt with by the contractor as necessary and use of the Scheme form could be considered to facilitate promotion to the workforce particularly compliments received. Scheme reports could be shared to raise awareness but there is evidently strong support provided to the site to meet the requirements of the Scheme. Engagement with local educational establishments is considered when appropriate but visits to this site will not happen due to the nature of the works and due to the virus. The contractor acknowledges the benefits of corporate social responsibility and supports both national charities and local good causes. Goodwill gestures are standard practice. Particular events are in place to celebrate the Company's 50 th "birthday".		

Protect the Environment

Findings and score	9	/9
Very robust environmental practices and procedures are in place in accordance with the EMP, and SWMP. The environmental policy is displayed and promoted and site-specific issues are raised at inductions. Materials are reused where possible and demolition arisings will be used in the piling mat. Waste is segregated on site and recycling reports are awaited. Modern plant and equipment is used to reduce noise and emissions and all plant is monitored to ensure NRMM compliance. An NRMM audit is awaited. Hydraulic "munchers" are used to minimise percussive noise and acoustic screens erected when necessary. There are no ecological features of note and hazardous substances are appropriately stored. Multiple spill kits are provided. Training on environmental issues is comprehensive with specialist input as required. There are fortnightly sustainability inspections by the contractor's environmental team and environmental toolbox talks weekly. The contractor has environmental certification. Environmental achievements are promoted to the Client and the workforce and could be extended to the public and energy usage is recorded and monitored. All plant and vehicles are turned off when not in use. Carbon footprint reporting is completed and noise, dust and vibration is formally monitored. All lighting is switched off when not in use. Hybrid/electric plant is used where possible including brocks and Jason hopes to hire in a hybrid crusher. Noisy operations are time restricted. The Company has a carbon offsetting policy primarily through offsite planting schemes and there are appropriate policies to reduce plastics and packaging. Plant and equipment is renewed every 2-3 years.		

Secure everyone's Safety

Findings and score	8	/9
The route to the local A&E hospital is displayed as is the location of the nearest Minor Injury Unit. Site-specific issues are raised during site inductions. First aiders have visible ID and there are fortnightly formal site safety inspections by the in-house H&S Advisor. The site scanner has been disabled but access to the site is controlled and all operatives sign in and out using pens provided to them and also digitally recorded by Jason. Site boundaries appear to be secure and are regularly inspected. The contractor has a formal drugs and alcohol policy. RAMS are reviewed and signed off prior to commencement and there is a minimum of one weekly toolbox talk on safety issues and significant input on temporary works and fire risk during cutting activities. All RAMS have been updated to reflect Covid-19 procedures. Emergency procedures have been communicated to all and there are regular drills. The location of the nearest defibrillator has been identified and has been displayed. FORS registration is mandatory and all vehicles arriving on site could be checked for CLOCS compliance. There is a hazard "app" to record near misses which are identified and circulated and raised at toolbox talks with observations received rewarded. There is a hazard board and daily briefings. Comprehensive safety signage is displayed. Drivers and visitors are inducted as required and operatives with language differences are risk assessed. Drivers are required to stay in their cabs where possible. There is a safety incentive scheme and random drugs and alcohol testing is in place. Monthly "dashboards" enable an overview of H&S performance across all company sites and trade contractor and supplier performance is also reported monthly.		

Value their Workforce

Findings and score	8	/9
<p>Unsurprisingly the discussion in this section focused on the contractor's response to the corona virus and it is evident that robust practices and procedures have been put in place. Hand sanitisers are provided and safe distances are observed in the office and welfare facilities. Regular corona virus updates are issued to the staff, operatives and the Client and information displayed on the site notice board. All staff members and all the workforce have been risk assessed to include considerations on their mode of travel to work and if they have any vulnerable relatives. There are regular checks for any virus symptoms and RAMS and cleaning procedures have been updated. Break times are staggered and "deep cleaning" is carried out if deemed necessary. On other aspects in this section Jason has a strong focus on issues such as equality and mental health also strongly supported by the company's own MH initiatives. Office and welfare facilities are comprehensive and the female facilities do have sanitary bins. No showers currently nor laundering facilities. There is a designated room to accommodate religious considerations/cultural needs. CSCS and/or CCDO cards are mandatory and appropriate right to work checks are in place. The contractor strongly supports personal development and promotion from within is strong. Staff and operatives undertake comprehensive Company driven e-learning courses and core values reflect being "part of our family". Jason advises it is quite difficult for trade contractors and suppliers to be approved to join the team but once they are the Company is very supportive of them in all respects. Jason is very familiar with the Scheme website and could review the Best Practice Hub particularly relating to new entries relating to Covid-19.</p>		