

Considerate Constructors Scheme Monitor's Advisory Meeting Report



Project name	Bessborough Road		
Contractor name	Redrow Homes London		
Onsite contact(s)	Ian Winsor		
Scheme ID number	117981	Visit date	21/11/2019

Project description, context, location and relevant constraints

Following demolition of an existing building the works will comprise the construction of 10 no. Houses as part of a large regeneration joint Venture project with the Local Authority. This is the first of many individual sites under the JV and at a later stage a large compound will be established to feed all of the smaller sites around it. At the time of this advisory visit piling works had been completed but the groundworker had yet to start hence there was only the SM and one operative on site. The site is surrounded by residential properties some in tower blocks and there is a Community Hall next door. The site is in Wandsworth, London, SW15.

Executive summary

Despite the very early stages of this project very high levels of code compliance already in place as reflected in the Company's own practices and procedures. Very impressive initial impressions and strong engagement with the local Community already. Opportunities to promote registration with the Scheme in future newsletters. Highly compliant environmental practices and procedures monitored through regular audits. Promotion of environmental achievements to the workforce and the public could be considered. Robust H&S inspection regime and clear focus on operative health and wellbeing. Location of the nearest Minor Injury Unit to be identified and displayed and policies on FORS registration and CLOCS awareness to be raised. Strong focus on staff and operative's health and wellbeing and providing a supportive and caring working environment. A trained site based mental health first aider could be considered and shower and laundry facilities or arrangements as the regeneration scheme progresses. A very enjoyable and impressive visit and I will look forward to formal visits in the New Year. Thank you for your time.

Care about Appearance

Good practice	Excellent hoardings and site accommodation set very strong initial impressions and the one operative on site who undertakes welfare duties as well as traffic marshalling does litter picking, leaf collection and rubbish clearance to the site perimeter. Comprehensive site rules and multiple checklists govern cleanliness and good housekeeping. Separate designated smoking and e-smoking areas. Strong branding already established and support given to the SM by the Head Office marketing scheme.
Areas for development	None currently.

Respect the Community

Good practice	The contractor contributed significantly to the "Get Active" Festival for local residents presenting information to them about the regeneration project as well as supporting areas covering Art, Culture and Wellbeing in the Community. There are now monthly newsletters and residents meetings also. The site is monitored 24/7. Approved traffic management plan and dedicated routes and timings of deliveries. Strong support for local spend in accordance with S.106 obligations and positive promotion of CCS including recording registration at tender stage. Engagement with local schools already one of which has helped decorate the hoardings. Strong goodwill and charitable support.
Areas for development	Refer to CCS in newsletters and developing support for Community Hall.

Protect the Environment

Good practice	Appropriate policies displayed and promoted at inductions and toolbox talks. SWMP in place. NRMM registered and ecological report completed. Bat boxes will be built in as the works proceed. Appropriate bunding and storage of hazardous substances and spill kits on site. Fortnightly audits and the contractor has environmental certification. Company KPI's on environmental performance shared across all company sites. Formal noise and dust monitoring already established. Energy efficient accommodation. Attenuation tanks planned and appropriate policies on carbon offsetting and plastics and packaging.
Areas for development	Promotion of environmental achievements to the workforce and the public.

Secure everyone's **Safety**

Good practice	Very robust practices and procedures supported by fortnightly H&S visits by an in-house H&S manager, trade contractor inspections and monthly director H&S audits. Risks assessed and addressed and safety bulletins issued via head office or the HSE. Biometric turnstile on site. Safety campaign "Think health, Think Safety". Defibrillator on site which is registered. Positive culture on near misses and safety incentive scheme and random drugs and alcohol testing.
Areas for development	Identify and display the location of the nearest Minor Injury Unit. Clarify minimum FORS registration standard and raise awareness of CLOCS and consider CLOCS checklist and inspections.

Value their **Workforce**

Good practice	Extensive Company practices and procedures and policies displayed. Regular loyal trade contractor base and strong support for personal development. Annual appraisals. Some mental health first aiders. Excellent welfare facilities very appropriate for anticipated operative numbers. Formal right to work checks and focus on encouraging new people into the industry. Best practice shared.
Areas for development	Site based mental health first aider. Consider shower and laundry facilities when main compound established. Scheme e-learning courses could be taken to raise awareness.