

Monitor's Site Report

January 2008

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ID:	35428	Visit no. for this registration	1st
Project name	Lovell/Tarmac Creative Energy Homes.		
Contractor	Lovell Partnerships Ltd.		On site contact name
			Mr. Andy Berwick
Site description and location	Traditional construction on campus of a pair of semi-detached ECO-Houses for the Built Environment unit of a university – houses to be to code 4 and code 6 (carbon neutral) standards. The experimental construction is to client spec. based on Lovell's house designs/supply chain and uses standard Tarmac Building Products where possible.		
Observations	Score	Comments	
1. Considerate	4.5	The immediate neighbours are relevant members of the university staff and are fully aware of the project. The company's Build Manager circulated some 15 letters prior to commencement to other properties on the approaches. The site is within the campus and not frequented by passing public. No pavements or the approach drive are obstructed. Limited parking is available for visitors by the site offices and further space is available off a temporary haul road constructed by the company. A traffic plan has been prepared and copies are sent to all suppliers when orders are issued. The single site entrance is signed and suppliers, by arrangement, telephone the site management prior to arrival to enable the site management to meet them at the junction of the public highway and the approach drive and escort them to site. Smoking is allowed only in an outdoor designated site. Visitors sign in/out at the site office and induction/escort is provided for visitors entering the working areas. CSCS cards are checked. Pedestrian access from the visitor parking area to the site office is level paved and safe. A phone number for contact with site management is displayed for any visitors not being met	
2. Environment	4.5	The company operate a generic environmental policy prepared by the Build Manager and the company's Regional Business Systems Manager. Both are involved in implementation and compliance audits. The main objective of the project is to design and construct low level, and if possible, carbon-neutral houses that can be repeatable and affordable. The supply/build carbon footprint is being computed consistently and the completed houses (to be occupied by university staff/families) will be energy-efficiency monitored for a period of ten years. Both designs and construction materials are different and the client specifies energy-efficient elements to be included. The university team and the project team work closely together to over-see and monitor construction. A waste management plan has been prepared and the partially-segregated waste disposal is carefully monitored to provide accurate statistical feedback including the percentage sent to landfill. Trees are being protected and bat boxes installed. Excavated topsoil is stacked for re-use and the crushed stone used for the haul road will be re-used on the campus by the university. Site boundaries are in heras panels and are in good order. Local labour and suppliers are used where possible. Noise nuisance reduction is by no early starts, use of ready-mix mortars, selection of small plant and a ban on radios.	
3. Cleanliness	4.0	The site is clean and tidy. The immediate area of the approach drive fronting other properties is clean and debris-free. The remaining length to the public highway is satisfactory. The site welfare facilities are well-maintained and clean. Proper use is included in the induction and reinforced by signs – observance is good. Cleaning is carried out whenever required. No dust problems have arisen – water suppression equipment is available if needed. The areas around the cabins and the compound storage areas are tidy. Covered bins are available. Litter picking around the perimeter is carried out if required. No graffiti problems have arisen.	
4. A Good Neighbour	4.0	Working hours are currently no early starts before 8.00 and a finish time generally about 4.00 weekdays only. Site presentation is good and is monitored by the Build Manager as part of his normal practice. Frequent visits by university personnel and invited visitor groups make this element unusually important. One only complaint relating to material storage has been received since commencement and has been promptly/appropriately dealt with – CCS sheets are used for recording purposes. The Build Manager has authority to resolve local issues. University staff living nearby are frequent visitors and follow progress with great interest. The university Estates Manager and the Built Environment Unit staff are also regular visitors. A 24 hour hotline number is displayed.	
5. Respectful	4.0	The welfare facilities provided are in good order and more than adequate for the number of operatives. Separate facilities are provided for females. The toilets are screened-off from neighbours. The company provides logo-bearing work-wear for direct operatives and requires sub-contractors will be appropriately dressed. High viz. PPE is required to display relevant logos. Full PPE wearing appropriate to each task is enforced. Advice on hot weather working is covered in the induction. The induction material has generic information such as correct behaviour on site plus contract-specific elements such as parking arrangements, tree protection and an insight into the project objectives. The CCS code is included and all inducted persons are given the small CCS card for reference. Additional supplies of clean PPE are kept available for the visitors/visiting groups. No offensive material is allowed on site. Personal radio use is not permitted – mobile phone use is permitted subject to reasonable time/frequency.	

6. Safe	4.0	The company operate a site specific health and safety plan prepared by the Build Manager and the company Health and Safety Manager. Implementation is by the Build Manager and audit is by the H.&S. Manager and the Business Systems Manager. The company requires monthly safety reports and a regional quarterly review is conducted. Footway access to the site office is obvious and safe. Continuous site boundaries and separating barriers ensure pedestrians/visitors can approach/leave the site in safety. All accidents, including near misses, are reported and details passed to the company safety officer for analysis and identification of any trends emerging. Safety update bulletins are issued to each site. An incentive scheme is being considered. There are no temporary works outside the site boundaries. A fire plan exists and the assembly point defined. No drills have yet been held. The induction is used to determine English speaking and listening skills.
7. Responsible	5.0	Details of the nearest hospital with A & E facilities are known and the information is displayed. There are two fully qualified company first aiders on site. First aid supplies/equipment levels are regularly checked and are good. Sub-contractors' skills, medical conditions and any first aiders are recorded. CSCS cards are checked as part of the induction and a six-monthly audit is carried out. The site is secured daily. A visit by a further education college student group has been held. I.D cards are not required. The company has an equal opportunities policy that includes employing disabled – none are currently on this site. The company provides occupational health facilities for directly employed staff. A site specific website has been prepared and has a high number of 'hits' due to the nature of the project. The university and the company have actively encouraged other organisations to visit the project and both are keen to allow other major house-builders and related bodies inspect and evaluate the work being done. Final cost details will be freely available. The Lovell/Tarmac partnership are providing fortnightly presentations – (open invitations are published on the Tarmac Project Web Site) – on the campus and these presentations include an inspection of the houses as construction proceeds. Visitor numbers to-date exceed 300. Copies of presentational material can be taken away. News articles and features have already been published in relevant professional and trade magazines.
8. Accountable	4.0	The Build Manager has previous experience of interview under the CCS Scheme and the Business Systems Manager is a member of the company's CCS. promotion/monitoring team. CCS posters are displayed at the front and rear of the site and the information is correct. Registration requirements/implications are made fully-known at the induction. Registration is company policy. The client also requests registration of its projects. The company provides relevant training for employees on a regional basis. Work experience placements and apprenticeships have been offered. CCS material is filed separately.

Total: 34.0 **Summary and conclusions**

The Build Manager has good knowledge of, and shows a good level of enthusiasm and support for the CCS principles. The involvement of the Business Systems Manager on behalf of the company CCS monitoring team supplements the overall approach effectively. The willingness to share information with 'competitors' is rare and is to be commended.

Any photos taken	No	Date of visit	18 th May, 2009
Monitor's name	Ernest Marshall BA MSc CEng MICE	SIGNED:	

E. Marshall

Score per section	Score references	Score per section	Score references
1	Major non-compliance	4	High level beyond compliance
2	Minor non-compliance	5	Exceptional measures taken
3	Compliance		