

CONSIDERATE CONSTRUCTORS SCHEME

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to explain how the Considerate Constructors Scheme works, its benefits for clients and to recommend that contractors be required to register their sites with the Scheme on all construction projects with a value exceeding £300,000 procured by Wirral Council.

2.0 THE SCHEME

2.1 Considerate Constructors is an initiative started in 1997 that operates a voluntary Code of Practice, to which participating contractors register their sites. Contractors may also apply for Associate Membership of the Scheme. The Scheme is run by a non-profit making organisation funded by the construction industry and solely financed by registrations, with a stated aim to improve the image of construction.

2.2 The Scheme is owned by the Construction Umbrella Bodies (Holdings) Limited consisting of: the Construction Products Association, the Construction Industry Council and the Construction Confederation and is independently run as Considerate Constructors Scheme Limited.

2.3 Construction sites that are registered with the Scheme are monitored against a Code of Considerate Practice designed to encourage performance beyond statutory requirements. The Code of Considerate Practice includes eight main categories:

- Considerate (to the needs of traders and businesses, site personnel, visitors and the public)
- Environment (pollution, local resources, waste management)
- Cleanliness (site facilities, material storage, emissions)
- Good Neighbour (communications, information)
- Respectful (standards of behaviour and dress, dealing with the public)
- Safe (operations, vehicle movements, security)
- Responsible (compliance with the Code)
- Accountable (display of scheme poster)

2.4 Sites registered with the Scheme will be visited on one (all sites) or two (sites with durations over 20 weeks or construction value exceeding £5m) occasions by experienced monitors who are industry professionals. The monitor will give an independent objective view of how the site is performing against the Code of Considerate Practice and will produce a written report. Each report is scored from 0 to 5 points against each of the eight categories in the Code, giving a maximum possible score of 40.

2.5 Once a site is registered with the Scheme, a Considerate Constructors information poster with the Scheme logo and freephone telephone number is prominently displayed. Any complaints reported to the Scheme will be processed by the Scheme's administrators, who will liaise with the site management to ensure the Code is applied.

2.6 The best performing sites are recognised at an annual national awards ceremony organised by the Scheme. Winners generally need to reach a score of 35 or 36 points, demonstrating exceptional levels of consideration. At the 2008 awards, 473 winners were announced from 6,500 eligible sites.

2.7 The Scheme is endorsed by the Office of Government Commerce, the Sustainable Construction Group and the National Building Specification. Many Local Authorities are now requiring that sites be registered with the Scheme to comply with Government guidance and in 2008 some 694 sites were registered in the North West region.

3.0 BENEFITS OF THE SCHEME

3.1 Whilst many of the subject categories monitored by the Scheme are covered by current national legislation (e.g. health and safety, site waste management) and contractors ought to be complying with certain standards in any case, the Considerate Constructors Scheme goes beyond minimum legislative compliance and covers issues which are potentially important to the Council, including community engagement and public image.

3.2 The majority of construction projects procured by Wirral Council have a high degree of public interface (e.g. highway improvements, building, repair and maintenance). By requiring contractors to register their sites with the Considerate Constructors Scheme there will be an incentive for contractors to ensure their sites and the immediate vicinity of the sites will be cleaner, tidier and more efficient. The Scheme provides an opportunity under a proven and consistent framework for the Council to secure commitment and confidence in their contractors and to potentially protect and positively promote the image of the Council with fewer occurrences of direct complaints or enquiries from the public.

3.3 The Scheme promotes community engagement by contractors and provides added value in terms of quality and sustainability. Registering a site with the Scheme gives projects additional points with environmental assessment methodologies such as BREEAM (Building Research Establishment Environmental Assessment Method) and CEEQUAL (Civil Engineering Environmental Quality Assessment Award Scheme).

3.4 The monitoring reports produced, providing a quantitative assessment of performance against the Scheme, promote healthy competition between contractors and could provide the Council with useful performance monitoring data with which to analyse as pre-qualification criteria.

3.5 Recent experience of the Scheme in the Department of Technical Services has been positive. At the Floral Pavilion project application of the Scheme resulted in the contractor taking a more active role in community engagement, including organising visits for local school children. At the Vyner School project, the contractor improved levels of site cleanliness as a result of the Scheme audit report.

4.0 PROPOSAL

4.1 It is proposed that for all construction contracts with an estimated value in excess of £300,000, a clause be included in the contract requiring the successful contractor to register the site with the Considerate Constructors Scheme.

5.0 FINANCIAL IMPLICATIONS

5.1 The cost of registering a site with the Scheme is:

- £200 + VAT for projects valued between £100,000 and £500,000
- £400 + VAT for projects valued between £500,000 and £5m, and
- £600 + VAT for projects over £5m

5.2 There would be no direct costs passed onto the Council associated with participating in the Scheme. However, clearly some contractors may enhance their tendered rates in order for them to establish systems and procedures capable of delivering high performance against the Code of Considerate Practice and to cover the

registration cost. However, any such costs are expected to be very low in relation to overall project value and in any case would be market tested as part of the competitive tendering process.

- 5.3 There could be potential savings to the Council in terms of reduced administration costs for dealing with public enquiries and complaints. However, such savings cannot be quantified at this stage.

6.0 STAFFING IMPLICATIONS

- 6.1 There are no implications under this heading.

7.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 7.1 Compliance with the Code of Considerate Practice includes a requirement to pay special attention to the needs of those with sight, hearing and mobility difficulties.

8.0 COMMUNITY SAFETY IMPLICATIONS

- 8.1 Compliance with the Code of Considerate Practice includes requirements for operations to be carried out with care and consideration for the safety and security of the public.

9.0 LOCAL AGENDA 21 IMPLICATIONS

- 9.1 Compliance with the Code of Considerate Practice includes requirements to reduce the environmental impact of operations.

10.0 PLANNING IMPLICATIONS

- 10.1 There are no implications under this heading.

11.0 ANTI-POVERTY IMPLICATIONS

- 11.1 There are no implications under this heading.

12.0 SOCIAL INCLUSION IMPLICATIONS

- 12.1 There are no implications under this heading.

13.0 LOCAL MEMBER SUPPORT IMPLICATIONS

- 13.1 All Wards.

14.0 BACKGROUND PAPERS

- 14.1 The Considerate Constructors Scheme information leaflet "an overview" published in September 2008 was used in the preparation of this report.

RECOMMENDATIONS

That a clause be inserted in all construction contracts procured by the Council with an estimated capital value exceeding £300,000 that contractors be required to register their sites with the Considerate Constructors Scheme.

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