

Item 8 – Any other business

There was no other business raised.

[CMP And Consultation Timeline: issued 07/11/18](#)

Charlie Ratchford CMP consultation

Camden’s guidance on CMP consultation:

Who to Consult:

- Neighbouring residents, business, schools and organisations that will be affected by the demolition and construction of the development.
- This should be proportionate to the scale of the development and should include as a starting point: All the properties along the street on which the site is located and those who back onto and front the site and Ward councillors.

How to Consult:

- Send letters and / or emails allowing at least 14 days to comment on the proposals.

What to include:

- A statement making clear that the consultation is about the CMP.
- A summary of the key details of the construction process and a copy of the CMP, or a link to a website where the CMP is available to view and download.
- The deadline for comments.
- Contact details of who to contact with any questions and where to send comments.

Incorporating consultation feedback in your submitted CMP:

- Review all comments received and where possible make changes to the CMP to address the concerns raised.
- When submitting the CMP to the Council, include a consultation document as an appendix outlining: Who was consulted, a summary of the comments received, how the CMP has been amended / mitigation measures put in place in response to comments received.
- Where the CMP has not been amended, an explanation of the reasons for not making changes.

What Galliford Try Partnerships have done:

21st September 2018 – we invited residents in the surrounding area to attend a meeting on 3 October. A leaflet was delivered to 522 properties in the surrounding area and clearly stated 'comment on the draft construction management plan for this site. This is a plan that will tell you exactly what is going to happen while the building work is taking place'. Posters advertising the meeting were also displayed in the surrounding area including pubs, shops, the salvation army centre, bike shop (Evans Cycles), restaurants and the Roundhouse Theatre.

Ward Councillors were individually invited and two Camden Councillors attended the meeting and both also attended the CWG on 6 November. A representative from Haverstock School was invited and attended the meeting, he subsequently gave his comments on the CMP and attended the CWG on 6 November.

3rd October 2018 – At the meeting on 3 October large exhibition boards were on display. Board 4 explained the key points of the CMP in clear bullet points. Board 6 entitled 'get involved' encouraged people to give their comments on the CMP. The website address where the CMP could be accessed and commented on was given and attendees were pointed towards the feedback forms available at the event. The deadline of 24 October exactly 21 days after the 3 October (Camden mandates a minimum of a 14-day consultation period for CMPs) was displayed in bold on board 6. Four hard copies of the CMP were available at the 3 October meeting. The boards and feedback form invited people to attend the first CWG (Construction Working Group) and made clear that this meeting would have the 'aim of agreeing the draft CMP'.

3rd October- 24th October – Comments were received by email, via the website and via physical feedback forms. Two of these comments related to matters other than the CMP and five related directly to the CMP. Of the 10 residents who ended up attending the first CWG on 6 November six of them gave their comments and all others except [REDACTED] had attended the 3 October event and received the 18 October email.

18th October – An email was sent to all those people who had signed in at the 3 October event (someone at the entrance to the event had asked every attendee to leave their contact details). It reminded people of the link to view and comment on the CMP and reminded people of the deadline for comments. It also emphasised that the CMP would be finalised at the first CWG. The email read:

'Dear Sir/Madam,

Thank you for attending our Meet the Contractor event for the new Charlie Ratchford Centre on Wednesday 3rd October.

I'm pleased to inform you that our first Construction Working Group (CWG) will take place on Tuesday 30th October, between 6pm and 7pm at the current Charlie Ratchford Centre on Belmont Street, in the same room as we held our Meet the Contractor event. At this CWG, we will present to you an amended Construction Management Plan (CMP), which will take account of your comments. At the meeting, we will aim to finalise the CMP. If you're planning to attend please email [REDACTED] or call 020 7036 3524.

An electronic copy of the CMP is available online at: <https://www.charlieratchfordqtp.co.uk/cmp>. Please do visit the site where you can also give us your comments on the draft CMP.

If you haven't already given us your feedback, please do before the 24th October, which is the deadline for receiving comments on the draft CMP. We hope to see you at the CWG on the 30th October.

Kind regards,

25th-26th October – After the deadline for comments on the CMP had passed Galliford Try reviewed all the comments received relating to the CMP and incorporated them into the CMP. The comments are published in the revised CMP along with a response to each comment which aims to address the concern raised. The amended CMP was then uploaded onto the website on 26 October and an email was sent out to everyone who had attended the 3 October meeting and anyone else who had given their details since giving a link to the amended CMP. The email explained that the consultation process had been concluded and that their comments had been included in the final CMP. It also re-invited everyone to the first CWG and attached the agenda for the meeting and the terms of reference for the group.

29th October – An email was sent out to everyone on the database informing them that the CWG had been delayed by a week and would now take place 6th November. A poster was also displayed at the Charlie Ratchford Centre informing people of the delay.

6th November – The first meeting of the CWG chaired by [REDACTED] took place at the Charlie Ratchford Centre with 10 residents in attendance and two councillors including [REDACTED]. At that meeting four hard copies of the amended CMP were available to attendees.

Community Engagement and communication

As a leading contractor and developer in London we are often faced with challenging projects that involve close working relationships within the community. We are always cautious of our presence in the area and have developed in-house capabilities and communication strategies to manage stakeholders in the local environment. It is of upmost importance to maintain both Galliford Try Partnerships and Camden Councils reputation to make The Charlie Ratchford Centre a success in the community.

Upon contract award, our construction and design team along with our Site Manager will commence early liaison with local stakeholders as soon as possible. We have set out below our strategy for managing and engaging residents, businesses and local councillors:

- Our SM will be identified to the Council, residents, Haverstock School, The CR Centre, and other community groups in writing following confirmation of contract award.
- A Stakeholder Management Plan (SMP) will be implemented which will be a 'living document' and updated on a regular basis as the project evolves. The SMP will identify how we will engage with every stakeholder in the management process. We will identify an exhaustive list of all project stakeholders and assess their key objectives and influence. This action will help the Project Team develop an understanding to support the implementation of our planned stakeholder initiatives and design intentions moving forward.
- We will introduce a range of early forums, arranging 'face to face' meetings, regular group meetings, newsletters, web and email alerts from our dedicated website for The Charlie Ratchford Centre. The purpose of these meetings will be used for introductory purposes to establish an early working relationship with stakeholders and to present our initial design proposals and take all reasonable steps to build into the design stakeholder aspirations and concerns.
- During this time, we will consult with all local stakeholders communicating the proposed construction methodology. The construction methodology will be modified, as far as reasonably practicable, to accommodate the stakeholder's comments to ensure a noise and dust free environment and cause minimum disruption.
- In conclusion, we will be respectful and professional in our approach with discharging the condition and managing the sensitivities within the local community. With our experience and carefully selected project team we will

commence early engagement, include all stakeholders to feel part of the process and develop a solution that all parties will benefit and agree upon.

Continued Stakeholder and Community Engagement

As a member of the Considerate Constructors Scheme, scoring above the industry average, as a matter of course we will implement our usual 'good neighbour' principles throughout the construction process.

Our Site Manager will champion the stakeholder communication process and will be dealing with all issues, enquiries and potential complaints. The SM will be named at the site Entrance and contact details provided.

To minimise any impact to existing residents, schools, commuters etc., we will endeavour to ensure that all affected parties are fully informed in advance of known activities which could cause inconvenience, such as delivery of large plant, tower cranes, piling rigs etc. All construction activities will be planned and coordinated with plant and vehicle movements ensuring that public and construction works are segregated always. In addition, all vehicle movements will be published weekly and the community notified accordingly.

We will organise and diarise regular meetings with all parties to ensure everyone with an interest or influence over the success of The Charlie Ratchford Centre are kept informed. Meeting minutes will be kept, action lists clarified, and responsible parties and individuals identified potentially including the Local MP (see below), Ward Councillors (Haverstock-See below), members of the District Management Committee (Gospel Oak- [REDACTED]) and the Licensing Enforcement Officer [REDACTED]

Rt Hon Keir Starmer MP

Constituency Holborn and St Pancras	Address as Keir Starmer	Party Labour	
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Contact Details

	<p>Parliamentary House of Commons, London, SW1A 0AA Tel: 020 7219 6234 Email: keir.starmer.mp@parliament.uk</p>	<p>Web & Social media Twitter: @keir_starmer Website: www.keirstarmer.com/</p>
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Haverstock

		
Councillor Alison Kelly	Councillor Abdul Quadir	Councillor Abi Wood

Stakeholder Strategy

The methodology applied by the Business unit and our experienced Site team for Charlie Ratchford will include;

- A dedicated, well maintained website with key contact details, forthcoming works, notice of potential future disruption and mitigation, and any other important information.
- Posting of Newsletters at key milestones.
- Building and establishing a good relationship with Schools and arranging visits to discuss health and safety and environmental matters and any concerns.
- Resident surgeries and workshops where residents can book an appointment to see our Site Manager and discuss their views.

- Structured resident meetings, allowing us to update residents on progress and site wide issues - during and after normal working hours.
- If possible, an annual update with the constituent MP.
- Guided tours around the development at agreed stages in the programme with all stakeholders.
- Home visits can be arranged, especially elderly and disabled residents, so we can listen to their individual concerns.
- Engaging with School pupils to educate them of construction activities and the industry. We can potentially offer them involvement with new art work etc. within the new scheme if Camden accept this offering. (Please see Fig 11 Open Doors)



Fig 12: Open Doors

OPEN DOORS 2017

**OPEN
DOORS**
Get into Construction

Galliford Try sites across the UK took part in the annual Open Doors initiative, with members of the community and young people interested in construction careers attending Galliford Try and Morrison Construction sites.

Open Doors is an event coordinated by Build UK in partnership with the Construction Industry Training Board (CITB) that sees building sites across the country opened up to promote the benefits of the industry and the opportunities available within it.

Here in the South East, Training Manager, Julie Adams and the project team at Partnerships' South East's Great Eastern Quays site were on hand to manage construction students from the nearby Newham College and University of Westminster to take part in a presentation and tour highlighting to them the wide range of careers available to them within construction. Students and their tutors also took part in a programming exercise, giving them experience of the wide range of daily functions taking place on a construction project.

Thank you to each member staff who supported this years Open Doors event - feedback has been positive from a variety of of guests who attended the day at GEQ 1.

Testimonials included:

"It was lovely meeting you and your colleagues during the Open Doors Week. I really enjoyed the presentation your team put on for us, including the group challenge we had to do which was a lot fun and finally the tour of your site, which was very informative and gave us a perspective of how complex and exciting the project is at Great Eastern Quays (Royal Docks)." *Adrian Madengah, student*

"Thank you for giving me the opportunity to visit the construction site at Albert Basin last week during you, 'open doors event'. I was very impressed and inspired by the whole event from the pre-site introduction meeting to walking around on site.

I enjoyed the professionalism of your company and staff from various departments. I came away from the event feeling positive about my decision to train within the construction industry." *Calum Balmoin, student*

"A pleasure meeting you on Friday, it was a really useful afternoon and a great initiative from Galliford especially in attracting the younger students." *Ram Sial, Careers Consultant, Career Development Centre at University of Westminster*

GTP: CCS and Scheme Delivery



The Considerate Constructors Scheme (CCS) is the national initiative set up by the construction industry to improve its image. Galliford Try fully supports its ethos and adopts the code of considerate practice. We work alongside our members to continually improve our industry's performance, implementing best practice that encourages a culture of continuous improvement. Galliford Try is a Partner of the CCS and has committed to register all sites with a duration greater than six weeks.

Please see below a summary of recently completed and very successful projects delivered by Galliford Try Partnerships.

Pretoria Road Tottenham;



Constructed on a former derelict brownfield site, the project created 52 new state-of-the-art extra care dwellings for affordable tenure, across four storeys, catering for both couples and single people by delivering 44 one-bed and 8 two-bed homes. The scheme boasts a range of excellent facilities for residents including a wellbeing centre, therapy rooms, dining facilities, laundry and a café. Externally guests and visitors benefit from a communal terrace with soft landscaping. Accommodation for staff and visitors is provided with each dwelling including a guest suite. Each home features either a private patio areas, balcony or terrace. The scheme was also acknowledged at the 2017 CCS awards for its performance.

Protheroe House Tottenham;



A collection of purpose-built extra care apartments located in the Tottenham regeneration area. The project replaces existing dilapidated 1960's built sheltered housing scheme with a high-quality building providing 50 modern high quality extra care homes within a mix of 36 one bedroom and 14 two bedroom properties, all allocated for affordable rent.

The new facility boasts a raft of excellent communal facilities, including a wellbeing centre and therapy rooms, dining facilities, a laundry and café. There is also space available for hire by the community for meetings or activities. Accommodation for staff and visitors will also be provided within the building, and each dwelling includes a guest suite.

The development has been carefully designed to ensure that all homes are arranged around a south facing central courtyard and communal garden which forms the central point of the scheme. A communal patio area will link landscaped gardens to the dining room, providing space for al-fresco dining and other activities. Access into the three-storey building is via a double-height fully glazed entrance hall. The scheme was recognised for its success at the LABC awards 2017.

Please note both the Contracts Manager and Site Manager (currently appointed to CR) were involved in the delivery of both Protheroe House and Pretoria Road.



Continual Improvement

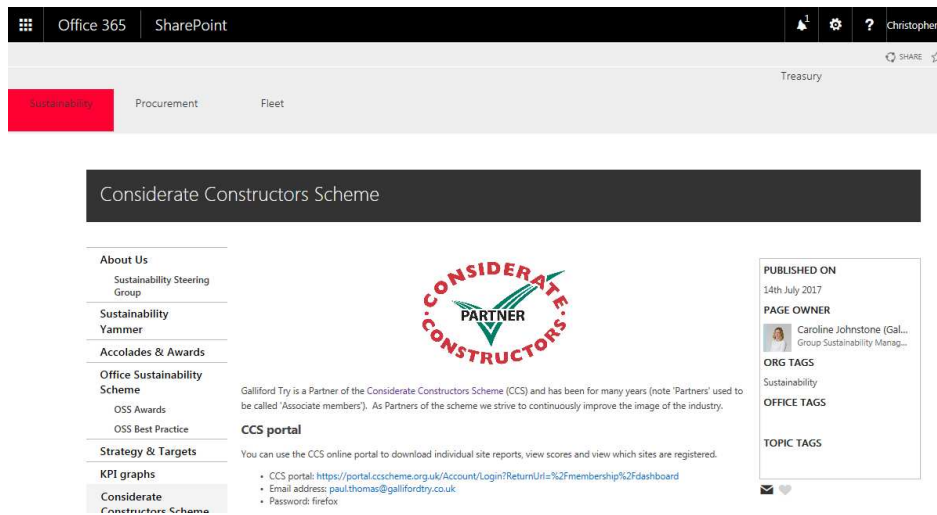
Galliford Try is continuing to support and pilot the Considerate Constructors Scheme .GT Partnerships and Regeneration Southeast region has put forward yet another prestigious scheme, Brunel Street Works (Silvertown) after their very successful Protheroe House scheme was completed, Protheroe has gone on to be a multi award winning project with many accolades already so soon after its completion. We look forward to working with the CCS and with Brunel Street Works project team, helping to improve the image of construction. Our Gary Wyatt collected the certificate on behalf of

the project team and Galliford Try which was presented by CCS Executive Chairman



As can be seen in Fig 13 -CCS; our partnership with the CCS Is ingrained in how we deliver our projects and as part of our long term sustainable strategy.

Fig 13-CCS



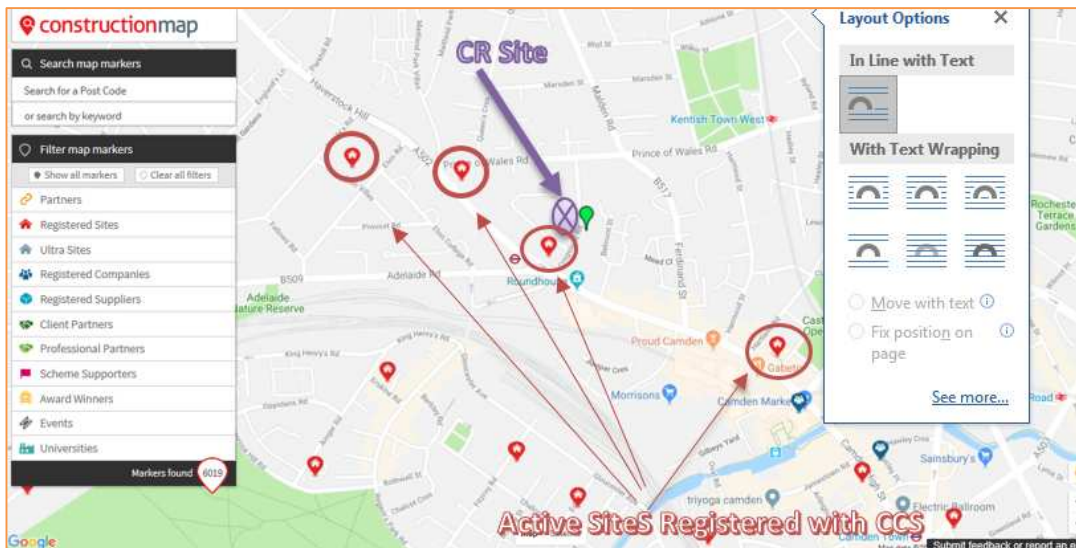
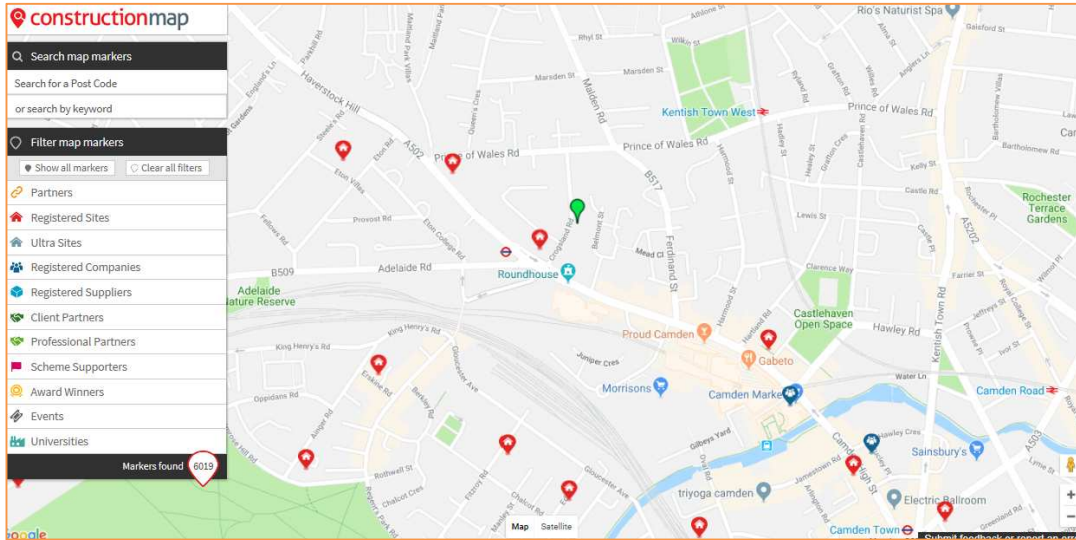
Available within the Partnerships Galileo SharePoint are CCS guidance documents, updates on CCS changes and campaigns, quick-links, site set up documentation, Best Practise Hub access; downloads / access to the CCS online portal and links to charities that Galliford Try have actively supported. Please see below a summary of those charities and a copy of our company CCS Registration.

- [Occupational Health .org](#)
- [Prostrate Cancer UK](#)
- [CLOCS](#)
- [Lighthouse Construction Charity](#)
- [MacMillan Charity](#)
- [CRASH](#)
- [15Billion EBP](#)
- [Construction Helpline](#)
- [Men In Sheds](#)
- [Community Wood Recycling Company](#)

Please find a copy of our CCS Registration in [Appendix 7](#)

Neighbouring Sites

Per Construction map (CCS) there are multiple live registered projects in the immediate vicinity of the proposed Charlie Ratchford Scheme, most notably Marine Ices (Façade retention works) at the junction of Crogsland Road and Haverstock Hill.



Mitigating Construction Impact

Sustainability is core to the Galliford Try vision - To be leaders in the construction of a sustainable future. Being sustainable is not something extra to do but rather it is the way that we do things so that we take into consideration our long-term social, environmental and economic impacts. Sometimes sustainability is referred to as corporate responsibility (CR) or corporate social responsibility (CSR) but they all mean the same thing.

Within Galliford Try we recognise our sustainability impacts in relation to six fundamental areas - Health & Safety, Environment & Climate Change, Our People, Community, Customers and Supply Chain. Managing these impacts, to reduce risk and maximise opportunities, is not only the right thing to do but it helps make our business more efficient, aids work-winning and makes Galliford Try a better place to work.

Local Environmental considerations

It is our intention to minimise the impact that the construction process could cause to the local environment and the neighbouring community. All care will be taken to reduce the primary environmental nuisances, noise and dust pollution. Below are some actions that will be carried out to negate these problems. As Considerate Constructors, we will arrange local forums for residents to discuss their concerns and to keep them notified of the various stages of the construction progress.

Reduction in noise disruption will be achieved by:

- Coordinated delivery times and efficient traffic management to prevent queues of traffic accessing each site.
- Ensuring all plant has sound reduction measures (mufflers, baffles or silencers).
- Utilising construction techniques that minimise the production of noise.
- Utilising where possible use pre-fabricated components.
- Strict adherence to the site working hours.

- Using Acoustic hoarding where necessary.
 - Carry out daily noise surveys at perimeter of site and record findings.
- Implement action plan for noisier activities to ensure that noise levels remain within an acceptable range.

Transport

CLOCS Commitment

As part of our commitment to community Safety Galliford Try are Registered CLOCS champions. Please see below summary of how we are actively implementing compliance and the principles of CLOCS within the business and how this is being adopted by our Site teams

Our lead for the CLOCS programme is Andy Turrell (andy.turrell@gallifordtry.co.uk) Mobile 07484 041602. All our Health and Safety advisors are Registered CLOCS Champions and have been fully trained on the requirements relating to compliance.

The planned Site Manager for the scheme has been CLOCS Co-ordinator trained and is registered with the CLOCS Community. CLOCS guidance has been rolled out to all divisions with access available to all staff via Galileo.

CLOCS Summary

CLOCS aims to achieve a significant change in the way the construction industry manages work related road risk whilst considering the wider community. This change is driven by:

- Improving the safety of vehicles
- Addressing the imbalance between on-site health and safety and work related road safety
- Encouraging wider adoption of best practice across the logistics industry

How will CLOCS achieve this change?

- The CLOCS Standard for Construction Logistics: Managing Work Related Road Risk (WRRR) (“the Standard”) has been put in place to address the increasing numbers of people walking and cycling alongside increased levels of development and construction activity. The change will be achieved by industry stakeholders such as Clients, Principal Contractors and Fleet Operators signing up to agree to implement and comply with the Standard as applicable to them.

Implementation

It will be practical to implement. It has resulted from collaboration between developers, construction logistic operators and industry associations and draws together evolving and applied best practice from several individual Standards, policies and codes of practice. There are additional elements which we may not have done regularly before, but there are also elements which we already do.

Our Commitment

It means we will adopt, implement and champion the and be compliant with this Standard on selected projects.

- Initially, all projects operated by our Construction & Investments and Partnerships and Regenerations Divisions within the M25 motorway.

Application

All commercial vehicles over 3.5 tonnes gross vehicle weight delivering to, collecting from or servicing a project, premises or property where the Standard is implemented. To ensure compliance we will actively;

- Have in place an approved Construction Logistics Plan to reduce the negative transport effects on the local community and the environment
- Sites that are suitable for vehicles fitted with safety features and side under-run protection
- Access to and egress from site that is appropriately managed, clearly marked, understood and clear of obstacles
- Vehicles loaded and unloaded on-site as far as is practicable
- A suitable risk-assessed vehicle route to the site that is specified and communicated

- Control of site traffic particularly at peak hours
- Supply chain compliance Inc. vehicles
- Predominantly all our Suppliers and subcontractors with fleets hold a Silver or Gold accreditation to FORS (Fleet Operators Registration Scheme), and will already be fully compliant with CLOCS. Accreditation to FORS is already widespread throughout the haulage industry, particularly in London and other major cities.

Targets

We have committed to a steady increase in compliance leading to 100% compliance on these projects within 18 months of commitment (which effectively means by February 2019).

Vehicle Check volumes and compliance

Essentially, sites can be assessed as high, medium or low risk against a set criteria. This criterion includes items such as vehicle profile (vans and trucks), location, proximity to cycle routes and number of deliveries. Points are awarded per what you have and the number of points determines the level of risk.

Low risk – 25% of vehicles checked

Medium risk – 50% of vehicles checked




High risk – 100% of vehicles checked

The Charlie Ratchford scheme will be assessed and categorised against the CLOCS guidance.

GTP confirm that as registered CLOCS champions we have agreed to implement and monitor CLOCS compliance throughout the business inclusive of our supply chain and appointed subcontractors.

Home	About	Managing WRRR	CLOCS Champions	Resources	News & Events	Contact
F Lo Northern Line Extension			Current Champions			
F M Conway Ltd			SDC Builders Ltd			
Forest Traffic Services Ltd			SDJ Transport Ltd			
Fox Brothers (Lancashire) Ltd			SECBE			
Franklin Demolition Ltd			Secured Express Ltd			
Frimstone			See Me Save Me			
F R Shadbolt & Sons Ltd			Serco Ltd			
Fuel Card Services			Seymour Transport Ltd			
Fuller Grab Hire Ltd			SiBCAS Ltd			
G & M Hartsome Ltd			Sidhu & Sons Transport (UK) Ltd			
G F Gordon (Plant Hire) Ltd			SIG plc			
G Webb Haulage			Simon Ellis Specialised Distribution Ltd			
Galliford Try Plc			Simon Transport Services Ltd			
Galt Transport Ltd			Sir Robert McAlpine Ltd			
Gammond Transport Ltd			Skanska			
GAP Group Ltd			Spectrum Freight Ltd			
Gareth Morris Construction Ltd			Speedy Asset Services Ltd			
Gatwick Group			Spence Transport Ltd			
GBN Services Ltd			Squibb Group			
GC Distribution Ltd			SRC Aggregates			
GC Express Ltd			St Challis Ltd			
GC Williams			St George			
The Generator Company						

Please see below example of how the FORS checking system has already been incorporated to our emissions operating tool on existing projects;

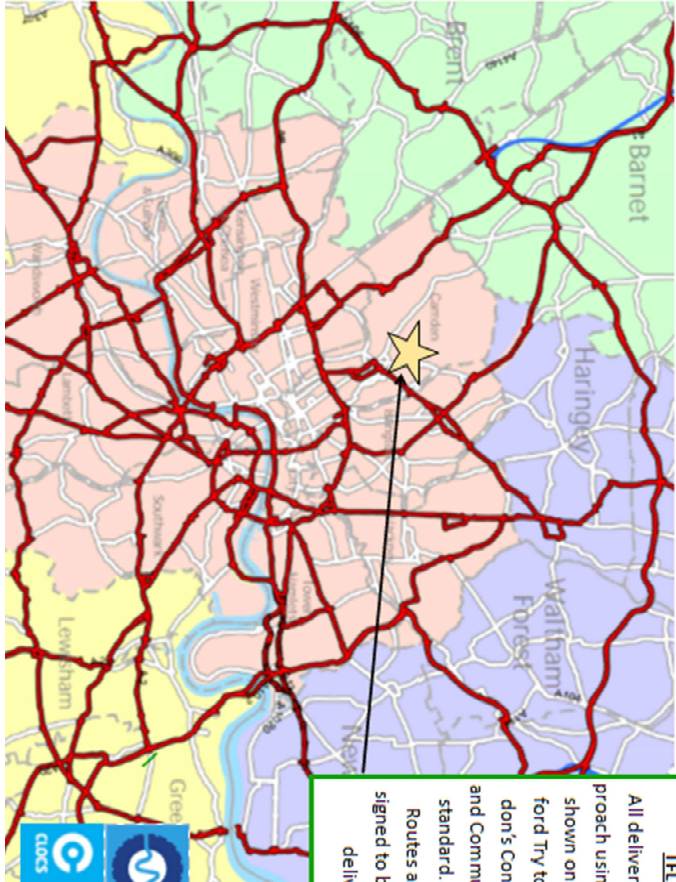
Site Delivery CO2 Emissions Monitoring Tool Devons Road Phase 4 1590				 							
Date	Type of Vehicle Only Enter One From			No. of Drops		Distance Delivery Has	Vehicle Registration	FORS Certification Number (check 1)	FORS Certified (Bronze, Silver or Gold)	Vehicle / Driver (check 2 / 3)	Waste Haz/Non Haz (If applicable)
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Site Traffic

Traffic Routing: Please see following preliminary site rote maps for CR



TfL Red Routes
All deliveries to site must approach using the TfL red routes shown on this map for Galford Try to comply with London's Construction Logistics and Community Safety (CLOCS) standard. London's TfL Red Routes are specifically designed to be suitable for large delivery vehicles.

FORS
FLEET OPERATOR RECOGNITION SCHEME

Construction Logistics and Community Safety

CallifordTry Partnerships

Traffic Management Plan
Charlie Ratford Extra Care Camden