



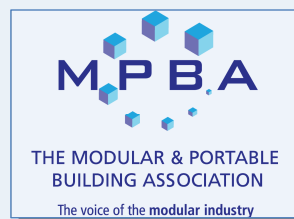
Considerate Constructors Scheme

Expectations for Temporary Site Accommodation

Introduction

This document has been prepared to provide information on the standards that the Considerate Constructors Scheme expects to see for temporary accommodation units on construction projects. It relates specifically to question 3.8 of the Scheme's monitoring Checklist.

This guidance has been prepared through consultation with the Modular and Portable Buildings Association (MPBA) and with a number of the Scheme's Partners.



Prior to a construction project commencing, an assessment will generally have been made looking at the duration of the works, the availability and type of site accommodation, cost benefit, availability of utility connections (electricity and water) and potential carbon footprint saving. Such an assessment may be documented and this may be available for Monitors to view.

Site accommodation will generally be provided by a Procurement Department and what is provided based on an agreement with a supplier; in many cases, this will be a cost matter and energy and/or water saving-features built into accommodation units will not form part of the assessment even if it is part of a company's policy commitment. Some companies have their own plant departments and are more able to influence the overall type and specification of accommodation units.

In the majority of situations, use of existing facilities could be more cost efficient and more 'environmentally friendly'. One exception to this may be a longer term project where it could be more environmentally beneficial to use higher specification cabins to achieve energy savings that could not be achieved from using existing older buildings.

It should be remembered that if a site is endeavouring to reduce its carbon footprint, then purchasing electricity from a green tariff would be the best practicable environmental option with regard to carbon footprint reduction, whether using existing buildings or hired-in accommodation.

This document does not consider cost. It is for companies/sites to determine whether they wish to invest in higher standards of accommodation to minimise energy and water use and to reduce their carbon footprint.

Guidance

'Temporary site accommodation' includes site cabins, units and containers used as offices and welfare units, whether hired-in or owned, that are used to provide accommodation and facilities for operatives on construction sites when no other form of accommodation is available.

A number of hire companies provide higher specification 'Eco-Cabins'; this Eco-Cabin label does not mean that the units have achieved a certain standard of energy efficiency but they do highlight to users that the units are more energy efficient. There is no current definition of an 'Eco-Cabin'. It is hoped that by reference to the Scheme's Site Accommodation Standards Table that the Good Practice level of accommodation will in time become the minimum standard required to receive an 'Eco-Cabin' designation and that this will be adopted by the industry.

A Site Accommodation Standards table has been developed and this lists four categories, the Expected Minimum Standard, Good Practice, Best Practice and Exemplar.

To achieve an 'Eco-Cabin' badge/label it is suggested that the site accommodation should at least achieve the Good Practice level.

Energy Performance Certificates (EPCs) are not required for temporary site accommodation unless it is in place for more than two years. Some companies/manufacturers will display EPCs on site accommodation. There is no

correlation between EPCs and the Site Accommodation Standards table and many items listed in the table are not relevant to the EPC assessment. However, it is likely that any units bearing an EPC will be of the highest performing types in relation to energy efficiency; hence the EPC grading has been listed on the Standards table.

Regarding the Scheme's scoring, a site would not be scored as non-compliant just because one (or even some) of the suggested list of items required to achieve the Expected Minimum Standard is missing (for example, double glazing). However, if the site accommodation is well below the Expected Minimum Standard, then this could result in the Environment section being non-compliant with the Scheme's Code, as Q3.2 of the checklist asks 'Is...the use of resources and energy minimised?' and the Scheme would expect that sites should at a minimum should be making some effort to reduce energy/water consumption levels in site accommodation.

It would not be reasonably practicable for a site to change its hired-in accommodation during the course of a project and this is not to be expected. It may be pointed out that this could be an area for improvement for a company's future sites.

For higher scoring sites, it should not be possible to score 8 (excellent) unless the Good Practice level has been achieved. There are higher expectations for larger sites and a score of 8 might not be appropriate unless the Best Practice standard has been achieved.

Sites using accommodation fitted with energy saving devices as listed in the Exemplar section could be commended, although this would not be innovative (unless a new system has been employed that has not been seen before).

It is again emphasized that this applies only to temporary modular buildings used as site accommodation; it is not of any use in assessing use of, for example, existing office facilities or other structures used as site accommodation whilst carrying out construction works.

For further information, guidance and learning, please visit the Scheme's Best Practice Hub and search for 'energy efficient site accommodation'.

The Considerate Constructors Scheme is a non-profit-making, independent organisation founded in 1997 by the construction industry to improve its image. Construction sites, companies and suppliers voluntarily register with the Scheme and agree to abide by the Code of Considerate Practice, designed to encourage best practice beyond statutory requirements. For more information on the Code, please visit www.ccscheme.org.uk.

This note was developed by the Scheme's Review Group in January 2018 and was originally intended for internal use only. It simply aimed to help raise awareness amongst Monitors who may not be experts in this particular subject and therefore should not be considered as an authoritative document on the matter of site accommodation.

Site accommodation standards

Items provided by the accommodation supplier are noted in **black** text while items provided by the site team are noted in *green* italic text.

EPCs are provided for some mobile units by providers. Generally, EPCs for larger accommodation will need to be requested or obtained by the site, once all modifications have been made to installed units.

	Offices/Accommodation/Canteen	Welfare (Toilet) Blocks/Drying Rooms <i>(as per office plus the following)</i>
Expected Minimum Standard	Double Glazed Windows Shutters Window Opening/Closing Heater Timers Door Closers Insulation <i>Energy Saving Signage</i> <i>EPC <B - rating displayed</i> <i>Dual System Generator (low/high use)</i> <i>Secondary insulation</i>	Male and Female Toilets <i>Lockers</i> <i>Connection for Battery Bank</i> <i>Skin care/sun cream</i> <i>Cleaning Check sheet</i>
Good Practice <small>(minimum required for an 'Eco' badge)</small>	Hinged closing windows PIRs Door and Window Seals Instantaneous Hot Water Percussive Taps Dual Flush Toilets Paper Towels/Hand Driers LED Lighting Fixed Notice Boards <i>EPC <B - rating displayed</i> <i>Metering</i>	Shower Cubicle
Best Practice	Triple Glazed Windows Daylight sensors for internal lighting <i>Small Generator/Large Battery Pack</i> <i>EPC B - rating displayed</i> <i>Smart Metering</i>	Waterless Urinals <i>Drying Room Dehumidifier</i> <i>Laundry facilities</i>
Exemplar	Solar PV <i>Rainwater Collection and use in Toilets</i> <i>Biofuel Generator</i> <i>EPC A - rating displayed</i>	