



MONITOR'S REPORT

| SITE DETAILS | | | |
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| SITE NAME | CONTRACTOR | SITE CONTACT | PROJECT DATES |
| Pegasus House | McLaren Construction Ltd | Alex Talks (Site Manager / Community Liaison Officer) | 02/08/2023 - 30/06/2025 First registered: 02/08/2023 |
| MONITOR | SITE ID | VISIT DETAIL | PROJECT CONTRACT VALUE |
| Mark Thirkell | 511617 | 29/04/2025 Site 0 (On-site) | £63,437,055 |

| PROJECT DESCRIPTION, CONTEXT, LOCATION AND RELEVANT CONSTRAINTS |
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| The project is delivering a six storey mixed-use building located on Piccadilly at 37 - 43 Sackville Street, London, W1S. The building will include basements, ground floor retail, four office floors and two penthouse apartments. The existing building was demolished under a previous contract which included the retention of the façade facing Piccadilly. During the last year, the project has started on piling works and the team are now focussed on Mechanical and Electrical, concrete works, concrete slabs and forming cores and blocks. |

| SCORING | | |
|---------------------------------|---------------------|---|
| Respect the Community | Excellent - 15 / 15 | <ul style="list-style-type: none">• A score of 9 in a Section or 27 for the Total Report Score reflects a conforming score for the Code of Considerate Practice• For more information on the Monitor Checklist, scoring descriptors, the Scheme's definition of innovation and report writing standards, visit www.considerateconstructors.com. |
| Care for the Environment | Excellent - 15 / 15 | |
| Value their Workforce | Excellent - 13 / 15 | |
| Total Report Score | Excellent - 43 / 45 | |

| EXECUTIVE SUMMARY |
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| <p>The project is continuing to evidence a number of very good practices and there is an ongoing commitment from the team to review and maintain its performance with respect to the Code of Practice. There is a secure site with painted black hoarding and controlled by turnstile and security. CCS posters are displayed internally and externally, including on the site hoarding. It is clear that the project continues to take engagement with its stakeholders very seriously and there is a dedicated Community Liaison Manager who is a first point of contact internally as well as for external communications. The project's social value and community engagement work is very impressive. On the environment, the project team continues to demonstrate a very good commitment towards caring for the local environment. There are clear plans and polices in place with regular performance monitoring of targets by the company. Communications on issues such as carbon reduction and sustainability continue to be promoted to the workforce via Tool Box Talks and more widely in community newsletters. The project team are continuing to focus on ways to assess the needs of the workforce to drive an improvement in wellbeing and it was good to learn at the visit that mini- health checks have been introduced for the workforce. There are very robust and comprehensive health and safety procedures in place and it is good to see that these are being actively supported and reinforced by the company's CEO at a recent visit to the site.</p> <p>Many thanks to Alex and Gary McQueen (Project Director) for their time and inputs during the visit.</p> <p>The project is encouraged to consult the CCS Best Practice as it continues its efforts to meet the Code of Practice requirements. https://ccsbestpractice.org.uk/e-learning/</p> |

| RESPECT THE COMMUNITY | EXCELLENT 15 / 15 |
|--|-------------------|
| The project is continuing to evidence excellent efforts in managing its impact with respect to neighbours and also to the public as the project works progress. There is a dedicated full-time community liaison officer and the project continues to issue monthly newsletters. There are continuing Tool Box Talks delivered to the workforce, including on project housekeeping and expected site behaviours. The project is continuing to hold a complaints log / tracker and it was noted during the visit that the project has received a number of compliments for their helpful and courteous behaviour. There is CCTV onsite and the project has mindful of the positioning of cameras with respect to the privacy of neighbours. The site perimeter appears clean and well-maintained and the project undertakes regular | |

hoarding checks and with litter picks carried out. The four core CCS e-learning courses were shown to have been completed by the Site Manager and there is signage onsite for 5 point PPE. There are designated smoking and vaping areas which are located away from public view. There are a very good and impressive set of social value related activities which have been delivered by the project with further planned activities to promote construction positively.

Good practice observed

1.1.2 How does the Registered Activity ensure that impacts on the community from construction activity are minimised?

- The project highlights expected workforce behaviours onsite and with respect to the CCS. There is up to date information on the CCS Scheme in the site induction pack.

1.2.1 How is the Registered Activity keeping the perimeter safe and secure, and surrounding areas clean, tidy, and free of litter, mud, and dust; to protect the community and passers-by?

- Access to the site continues to be controlled by trained Traffic Marshalls and a Logistics manager. With respect to cycle and pedestrian safety there are concertina gates and barriers in place.

1.2.3 How is the Registered Activity identifying and reducing the effects of nuisance, disturbance, and intrusion on potentially impacted communities?

- The project requires all sub-contractors to be FORS Silver & CLOCS compliant.

- There are fourteen active monitoring devices onsite covering noise, dust and vibration and the site team adopt a '2 hours on / 2 hours off' approach for any noisy works.

1.3.2 How is the Registered Activity promoting construction positively within the local community, including promoting local employment?

- The project team have engaged in a number of events in the recent past, including to do a talk on promoting construction to students at the Westminster Academy. The team have also actively participated at some recent Job Fair / Careers events.

1.3.3 How is the Registered Activity supporting positive impact within the local community?

- In line with company's Social Value policy, the project supported a Christmas 2024 appeal for the Abbey Centre where donations of food and other items were made. The site team also donated plywood for bird boxes to be used by the Westminster Academy.

CARE FOR THE ENVIRONMENT

EXCELLENT 15 / 15

The project is continuing to implement environmental management procedures and promote environmental awareness to the workforce. There is a site specific Site Waste Management Plan and this is reinforced via the company's ISO 14001 accreditation. There are regular audits from company to check the project's environmental performance against targets, which include a 98% target for diverting waste from landfill. There is a strong awareness onsite of the company's net zero policies and the company is actively monitoring the performance of their project's progress on carbon reduction. The project seeks to avoid single use plastics and prefers reusable bottles. Spill kits and environmental response procedures are in place. There is active and ongoing reporting of electricity and water goes which into a Smart Waste portal with reports produced to track usage onsite. The project's plant is NRM compliant with HVO fuels used and there is a strict no idling policy for plant and transport. The company's pre-qual procedure includes the requirement for subcontractors to have their own carbon reduction procedures. There are very little local ecology related matters due to the nature and location of the works.

Good practice observed

2.1.1 How does the Registered Activity identify and manage environmental concerns?

- Project Safety, Health, Environmental and Quality (SHEQ) documents include an Environmental Emergency Response plan.

2.1.2 How is the Registered Activity communicating environmental plans, controls and performance to the workforce, community, and public?

- There are Tool Box Talks, run monthly, on environmental matters.

- The company's environmental policy is displayed on the notice board and performance is recorded using a Smart Waste system.

2.1.3 How is the Registered Activity protecting the landscape and watercourses?

- The project ensures that local drains are protected from site run off.

- There are active procedures in place to minimise risk of windblown materials, including the checking weather forecasts and weather alerts conveyed to the site team.

2.2.1 How is the Registered Activity planning to reduce its carbon footprint, including measurement, recording and publication of performance

- The Sustainability Manager ran a training session to the workforce on 14th March 2025 covering sustainability and net zero targets.

2.2.2 How is the Registered Activity optimising the use of resources?

- The team used the surface of an existing obstruction onsite to support a thrust block rather than ordering in extra reinforcement materials.

- The site team recently re-used water for the green wall it has established on the project.

2.3.1 How is the Registered Activity identifying, assessing, and planning to maintain or improve the natural environment locally?

- The site perimeter includes sections of living green wall which helps to improve and visually enhance the local environment.

2.3.2 How is the Registered Activity delivering its plans relating to the natural environment?

- There are regular TBTS covering a number of areas including Bio-diversity enhancement. Performance with this and other environmental matters is recorded and reported in the site progress reports.

2.3.3 How is the Registered Activity proactively promoting improvements realised for the natural environment?

- The project environmental performance continues to be communicated to local community stakeholders via project newsletters and displayed on the site noticeboard.

The site team have continued to manage safety to very high standards on the project. There is a good working environment provided and with training and development support for all personnel. A PPAC system is used to carry out right to work checks and verification. Evidence of sub-contractor training and competence are required and captured in RAMS. There is a Training Matrix with refresher alerts provided to the workforce. There is an Equality, Diversity and Inclusion policy in place and there is a zero tolerance approach taken towards bullying and harassment. There are meeting rooms onsite which could be used as a prayer room, if required. There is a very comprehensive approach towards ensuring the health and safety of the workforce with safety walks done every week and use of an ASSURE portal to verify conditions onsite. Bi-weekly safety audits are done by H&S Manager and there are regular occupational health and safety Tool Box Talks, including on HAVS and Silica Dust. There is good display of posters onsite covering health and well-being, including 'Why Sleep Matters in Construction'. There is a set of good and well-maintained welfare facilities which are appropriate to the size of the workforce. The project team are due to move to join the broader team onsite in the near future and with updates to welfare facilities planned.

Good practice observed

3.1.1 How is the Registered Activity ensuring the competency and legitimacy of the workforce?

- There is a requirement for the workforce to receive training on Modern Slavery and one of the sub-contractors (Keltbray) did a Tool Box Talk on Modern Slavery.

3.1.2 How is the Registered Activity planning and delivering learning and development to encourage construction as a career choice, improving representation from poorly represented groups?

- There is a big focus on apprenticeships and outreach has been done to schools and college work: Through this work the project employed a bricklayer.

- The project operates a Green Card scheme for workforce recognition, including any good efforts demonstrated on Health and Safety safety.

3.2.1 How is the Registered Activity assessing the needs of the workforce to drive an improvement in wellbeing?

- Mini-health assessments have recently been introduced for the workforce in March 2025. These cover a number of areas including Blood Pressure and Cholesterol checks.

- The Site Manager is a trained Mental Health First Aider.

3.2.2 How is the Registered Activity proactively addressing safety requirements for the workforce and visitors?

- There is an ISO 45001 accreditation and the project actively promotes activities such as a 'Work Safe / Home Safe' initiative.

3.2.3 How is the Registered Activity embedding a culture of continuous improvement in health and safety performance?

- A Safety Leadership tour was held onsite on 25th February 2025 and attended by the company's CEO and Group Director of Health, Safety. This reviewed existing safety practices as well as any areas for improvement. There will be a follow up session to this and involving sub-contractors.

3.3.2 How has the Registered Activity identified and assessed biological hazards, and are the hazards effectively managed?

- The project continues to review any lessons learnt from Covid period and will comply with Covid-19 or any other bio-hazard regulations (if reintroduced).

3.3.3 How has the Registered Activity supported other workforce needs?

- The project actively encourages use of local parks with a display of green and open spaces during break periods.

- WiFi is available for the workforce and sub contractors to use in site office

Improvement opportunities

3.3.1 How is the Registered Activity ensuring suitable, hygienic and well-maintained welfare facilities are provided?

- With respect to existing as well future planned facilities onsite: Sanitary bins should be included in all site toilet facilities (including in male toilets) as this is a mandatory CCS requirement.

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