



SITE COMPOUND SET UP GUIDANCE

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SITE COMPOUND DESIGN



The location of the compound is decided by the Production Manager / BUPD during the initial layout and final layout design stages. However, the SiteM should have an input or understanding of their thought process and arrange the more detailed layout during the SMPP. Items to be considered when choosing a compound location:

- 1 Health, Safety and Environment e.g. near a watercourse.
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- 2 What is the impact on the customer? (Living environment / place making).
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- 3 Consideration of the surrounding area and the local residents.
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- 4 Consideration of access and egress of deliveries and customer interaction.
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- 5 Do we need more than one compound through the site life-cycle?
—
- 6 Site-Start Strategy and Site Exit Plan.
—
- 7 Proximity in relation to working areas.
—
- 8 Delivery of open spaces.
—
- 9 Site compounds are our biggest carbon contributor and efforts should be made to consider ways in which this can be reduced. The Eco Cabin Specification should be used.
—
- NEW** 10 Consider the potential of renting nearby land to house the compound to reduce moving the compound multiple times.
—

A site compound should be well-presented to set the benchmark of quality and professionalism across the site. A site office should also be well organised to help the SMT to communicate effectively with the operatives on site. The site compound is TW's shop front to customers, suppliers, contractors, staff and guests. Therefore, it is important this is represented in the condition of TW's site compounds. Working Together is a fundamental principle of TW by ensuring that the SMT have the support required and that the space provided for colleagues has a project hub atmosphere.

Note:

Constraints of a particular site will impact the size and orientation of a site compound. Guidance has been provided for a small, medium and large compound.



SITE COMPOUND PRINCIPLES

SITE COMPOUND – PRINCIPLES

The purpose of this guidance is to help specify the facilities required. All personnel working on construction sites must be provided with suitable welfare facilities that are clean, properly maintained and fit for purpose giving due regard to the activities on site and the hazards and risks associated with them.

NEW

Therefore, consideration such as;

- 1 Groundworkers / works activities
- 2 Changing room: changing facilities should have a separate secure storage for day to day clothes and work wear, at present we use the dry rooms
- 3 Separate changing facilities for men and women
- 4 Shower for those working in contaminated ground
- 5 Prayer rooms
- 6 Cleaning regime

NEW

NEW

If you would like to add the addition of a platform above material containers then access for the telehandler is not permitted in these areas.

Staircase access required to prevent carrying material down a ladder. [difficult to maintain three points of contact]. Consideration must be given to access and egress to all areas. Areas where people should not be should be clearly identified with signage.

The information provided is general guidance however, the principles should be followed. Please refer to the HSE Manual.

When planning and setting up the compound it is critical that the correct size is selected that not only reflects the anticipated numbers of people on site but is also proportionate to the level and speed of build. If the building volume changes then the site compound should be reassessed in line with the revised volume.

SITE COMPOUND PRINCIPLES



The three compound layouts shown in this manual are an illustration of 'good practice' and should be adopted where possible

However, the following key HSE principles are mandatory:

- 1 Site operatives' car park with direct access to welfare and accommodation units and using the 0.8 car park to operative ratio
- 2 Not located near overhead cables to avoid risk of electrocution by contact when placing containers and other loading and unloading
- 3 Suitable Welfare/Accommodation
- 4 Lock up / Material Storage area (2m max gate for telehandler boom access only)
- 5 Brick/Block compound – including refuelling area and mortar silo
- 6 No blind spots for vehicles approaching the compound
- 7 The need for vehicle manoeuvring minimised.

If, for any reason, these principles cannot be adopted, a review must be undertaken with your Regional HSE Advisor.

TEMPORARY COMPOUND – PRINCIPLES

- 1 Consider the location
- 2 Can these be located such that they don't need to be relocated later in the build process?
- 3 Does the location of the office/welfare area allow good access from off-site areas and then on to all work areas?
- 4 Can the office/welfare area be located so that direct pedestrian access is provided? (See HSE Manual for more information).
- 5 Locate refuelling area and mortar silos in the bulk materials storage area and set up this area such that no access is required through it.

DRYING ROOM

Provision must be made for storing clothes not worn on site and protective clothing required for site work and must be operational 24 hours' a day. Facilities for safely drying wet clothes must be available. In most cases, this will require heating facilities to run overnight, e.g. storage radiators, even if powered by a generator (see the HSE Manual for more guidance). Any heating appliance must be fitted with a suitable grille to prevent the fire risk from hanging clothes encountering the heater.

TRAINING FACILITIES

Every compound should consider adequate training facilities including screens to enable training and inductions.

MATERIAL CONTAINERS

If you would like to add the addition of a platform then please consult with your local HSE Advisor. Access for the telehandler is not permitted in these areas.

Staircase access required to prevent carrying material down a ladder. [difficult to maintain three points of contact]

Consideration must be given to access and egress to all areas. Areas where people should not be should be clearly identified with signage.

CANTEEN FACILITIES

Consider staggering start or break times so facilities are not crowded at any one time.

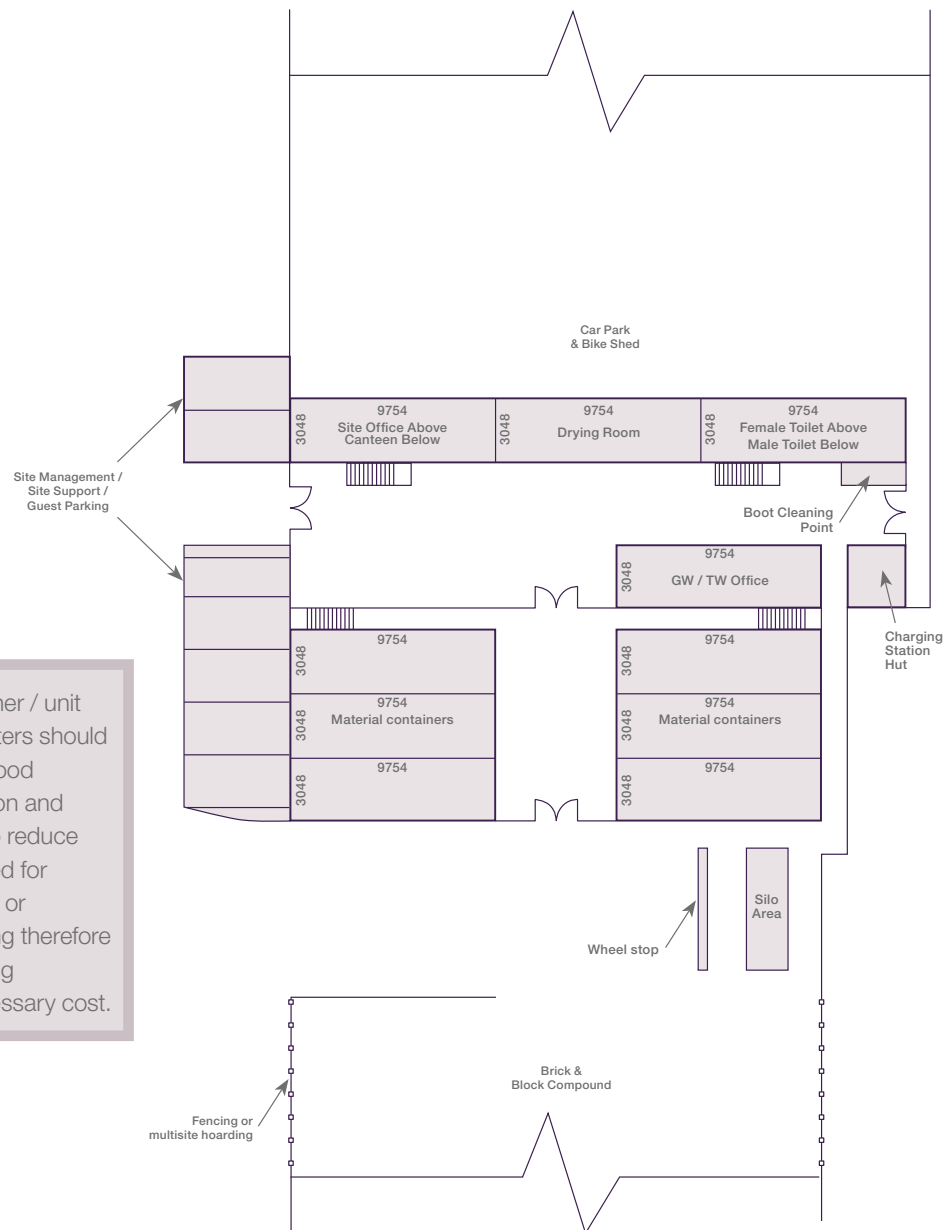


SMALL COMPOUND

50 PLOTS OR LESS PER YEAR

SITE COMPOUND SET UP GUIDANCE

Container / unit perimeters should be in good condition and used to reduce the need for fencing or hoarding therefore reducing unnecessary cost.

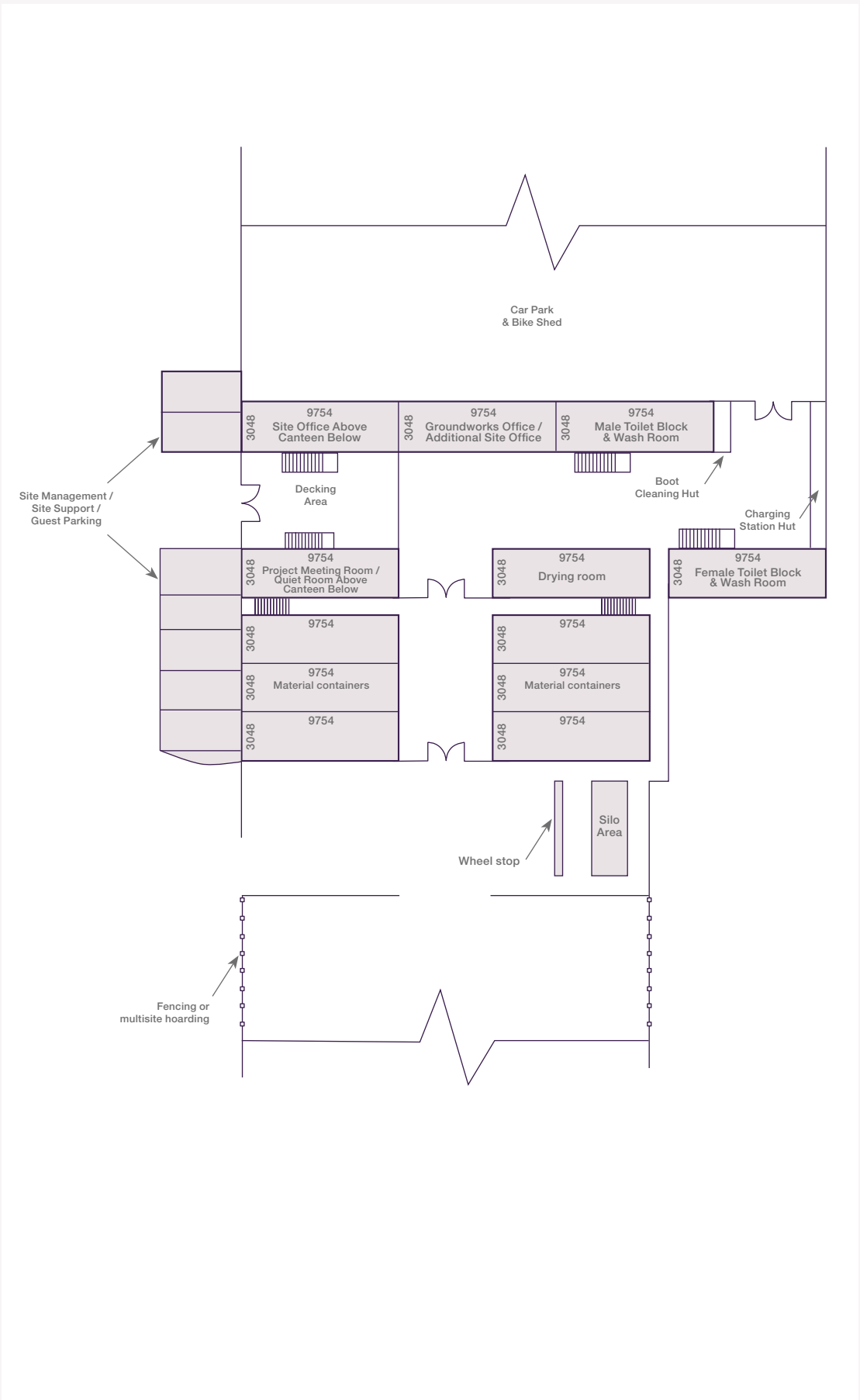


MEDIUM COMPOUND

50 — 100 PLOTS PER YEAR



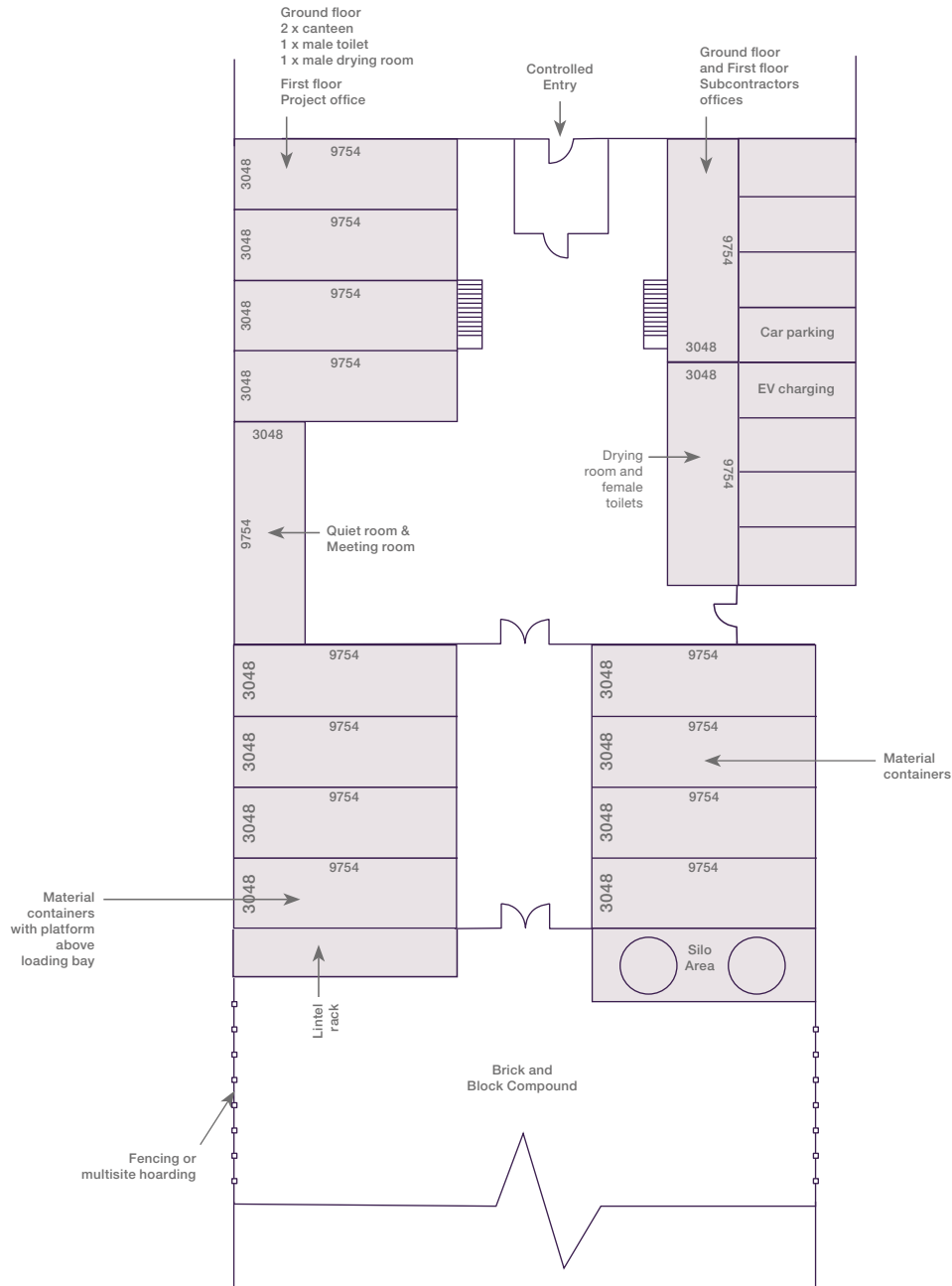
SITE COMPOUND
SET UP GUIDANCE





LARGE COMPOUND

100+ PLOTS PER YEAR



CAR PARK GUIDANCE



The car park must be suitable for the number of operatives on site therefore, the guidance for BUs is that car park spaces should be equivalent to 0.8 (80%) of the output of Private Development and Public Housing homes for the year. Consideration must also be given to its location. This is to prevent operatives parking on the roads around site. Operatives are not permitted to use the show home car park or park near occupied plots. All site operatives should use the compound car park provided.

However, the ratio of 0.8 is not always possible and consideration should be given to the location of the site. Sites located in a city centre with good transport links could potentially have no on site car parking with workers utilising public transport and lock ups provided on site to hold tools.

GUIDANCE ON 0.8 RATIO FOR DETERMINING NUMBER OF CAR SPACES FOR A SITE:

46 plots in a year – 37 car spaces

60 plots in a year – 48 car spaces

80 plots in a year – 64 car spaces

Ground investigations (test digs) should confirm the type and depth of materials to be used in constructing the car park. Consideration should be given to the longer term costs and benefits.

Topography should also be considered as lower parts of the site may will be liable to flooding.

During pre Site-Start planning, the location of the car park during the build and at the end of the site should be considered in line with the build route and if the compound may need to move later on in the build programme. Consideration should also be given to any car parks that will need to be constructed as part of the build for residents and whether they could be built earlier in the process and used as a site car park.

NEW

Off site car parking may need to negotiated by the Land department to ensure adequate parking is in place throughout the build.

A contingency area should be made for an overflow car park in the event that more car parking is required.

Tarmac should only be considered if it is a long duration site and the type of soil should be considered as top ups may be required.

Note:

A tarmac car park is likely to cost three times as much as a crushed stone with gravel / shingle finish and stone to top up.



MATERIAL STORAGE

MATERIAL STORAGE

The material storage area should be as well-organised and presented to set the benchmark of quality and presentation on site.

Build packs should be delivered direct to the plots as required. Where this isn't possible, materials should be correctly stored and adequately protected to avoid damage.

Here are some good examples of how materials should be stored:



WASTE MANAGEMENT ON SITE



NEW

TW spent over £9,000,000 on construction waste in 2021 or approximately £650 per plot. Reducing our waste and waste costs is therefore a business priority.

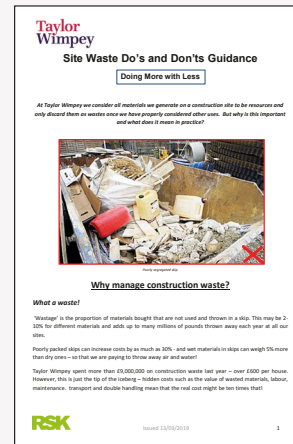
Guidance on waste management is provided in the 'Site Waste Do's and Don'ts' document available on inHouse.

NEW

The 'Site Waste Do's and Don'ts' document covers the following guidance:

- 1 How to set up waste management on site.
- 2 How to remove pallets on site.
- 3 Do's and Don'ts for waste management.
- 4 Materials storage and handling.
- 5 Role of the contractor.
- 6 Reconomy portal information.
- 7 Legal requirements.
- 8 Environmental advice and incident helplines.
- 9 Hazardous materials.

The Do's and Don'ts guidance is the primary reference document on waste management at TW, and should be consulted in the first instance for all site waste management issues. For any other site waste management issues, please contact Group Sustainability (Anthony Lavers, Sustainability Manager, or Lizzie Eyre, Sustainability Analyst).



BASED ON CURRENT WASTE LEVELS, WE ARE BUILDING EVERY 6TH HOUSE FOR FREE.



ENERGY MANAGEMENT ON SITE

NEW

Taylor Wimpey spent more than £7,900,000 on energy in 2021 - almost £560 per plot. This was from the electricity we used, the natural gas for heating, the petrol and diesel in our fleet cars, and diesel for site plant and equipment. Better practices, behaviours and technologies could significantly reduce this cost.

But it is not just cost that matters. Using fossil fuels means emitting carbon dioxide – this can be from a power station for electricity, the boiler flue for a plot before sale or the exhaust pipe of a fork lift. Carbon dioxide is a greenhouse gas which means it contributes to heating the atmosphere and destabilising our climate.

NEW

Guidance on energy management is provided in the 'Energy Do's and Don'ts' document and is also available on inHouse.

NEW

For Production staff on-site, this guidance includes:

- 1 Energy data & monitoring
- 2 Management of gas, electricity and site diesel
- 3 Management of compounds, drying rooms & plots before sale
- 4 Management of thermostats, plant, equipment and subcontractors

NEW

For Production staff in the office, this guidance includes:

- 1 Energy data & monitoring
- 2 Energy planning – grid connection and adoption
- 3 Selection of portacabins
- 4 Selection of plant and equipment

The Do's and Don'ts guidance is the primary reference document on energy management at TW, and should be consulted in the first instance for all energy management issues. For any other site waste management issues, please contact Group Sustainability (Anthony Lavers, Sustainability Manager, or Lizzie Eyre, Sustainability Analyst).

NEW

OTHER SUSTAINABILITY CONSIDERATIONS ON SITE

WATER MANAGEMENT ON SITE

Water is a precious resource and should be managed responsibly including:

- 1 Report and fix leaks and dripping taps as soon as possible after they are discovered
- 2 Install trigger controls on all hoses
- 3 Ensure careful placement and management of sprinklers when watering gardens, including timers
- 4 Check that percussion taps come as standard on new welfare facilities

NATURE MANAGEMENT ON SITE

Nature is important to local communities, our customers and local planning authorities. To manage nature well you should:

- 1 Understand the existing nature on your site including any important habitats, protected species and invasive weeds
- 2 Protect sensitive natural areas from construction processes, including important habits and tress with Tree Protection Orders
- 3 Deliver the nature enhancements that Taylor Wimpey has committed to build, which might include more or better habitats, improved planting, enhanced water features, hedgehog highways or bird, bat and insect boxes.