UCL Estates

Environmental Sustainability

Sustainability Code of Practice
A code of practice for Construction and Engineering, Maintenance and Infrastructure Works at UCL

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<th>Date</th>
<th>Version</th>
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### Review

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<tr>
<th>Review Date</th>
<th>Reviewed By</th>
<th>Position</th>
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<tbody>
<tr>
<td>25/3/14</td>
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*Please note that original scanned signed version is held on file in the s drive W:\9.0 Environmental Sustainability\9.10 Projects\9.10.2 Construction & Refurbishment\Templates\Contractor COP*
Statement of Intent

This Sustainability Code of Practice for Construction and Engineering, Maintenance and Infrastructure (EM&I) Works (SCoP) has been developed to provide clarity on UCL expectations and requirements of contractors working on UCL projects to deliver sustainable outcomes.

It details the management controls which UCL require its contractors to adopt and implement for all capital project construction works, and engineering, maintenance and infrastructure works (regardless of project timeframe), so as to maintain an acceptable level of environmental protection, improve environmental sustainability performance and minimise disturbance as far as reasonably practicable.

This SCoP applies to all UCL led works where there is any building, civil engineering or engineering construction works being undertaken.

Signed

Andrew Grainger
Director of Estates

Date
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1. Introduction
This SCoP supports the UCL Environmental Sustainability Strategy and Sustainable Design Specification. The designer and contractor should familiarise themselves with these documents in preparation for working at UCL, and ensure that they are incorporated into building design delivery.

2. Purpose
This SCoP seeks to minimise negative environmental impacts from construction works. This includes; the impact of the construction in physical terms on site, including the management of wastes; off-site implications such as waste disposal and energy and water use; and regulatory considerations such as the conservation status of the Bloomsbury Campus.

This document should be read in conjunction with the UCL Estates Safety Rules for Contractors Handbook

3. Scope
This SCoP applies to all UCL led works where there is any building, civil engineering or engineering construction works being undertaken. This includes works on any UCL site which is UCL led, e.g.
- site preparation, enabling works and demolition;
- delivery of materials to site;
- disposal of excavated materials and waste removal;
- engineering and construction activities; and
- plant and infrastructure installation and replacement.

Although all sections may not be relevant to all projects e.g. EM&I maintenance or repair works, or ISD works, the principles must be adhered to by the Contractor wherever applicable.
4. Responsibility

1.1. The Contractor Construction Manager
The management of the on-site works is the responsibility of the main contractor for each project site (likely to be the Principal Contractor for HSE notifiable projects).

This ‘Contractor Construction Manager’ (CCCM) is accountable for ensuring that the requirements outlined in this document are implemented and that compliance and performance is reported to the UCL Environmental Sustainability Manager (ESM) and UCL Project Officer (UPO) at an agreed frequency and against agreed performance indicators.

The CCM will ensure that the requirements of this SCoP will be incorporated into all contracts, sub-contracts and communicated to suppliers as relevant; and that work is planned and managed so that it is undertaken in a manner consistent with environmental requirements of this SCoP.

The CCM will allocate responsibility for the delivery of the environmental controls set out in this document to a suitably qualified and experienced Environmental Coordinator (EC). The EC will act as a central point of contact for the ESM and provide assurance of delivery against any environmental planning conditions, permit conditions, environmental legislation, and Ska, BREEAM (or equivalent) scheme requirements.

The CCM will undertake a programme of monitoring and auditing to ensure compliance and provide this evidence to the UCL ES Team and UCL Project Managers as required.

1.2. UCL Project Officer (UPO)
The UPO will ensure that the requirements of this SCoP will be incorporated into all pre-qualification documentation and contracts of its first tier contractors, and these contractors will be required to comply with the arrangements it sets out.

Compliance and performance against this SCoP will be discussed at regular Contract Progress Meetings. Records of these discussions will be maintained.

The UPO will report compliance or performance concerns to the project team and via the Portfolio Services Office (PSO) reporting processes.

1.3. The Environmental Sustainability Manager
The UCL Environmental Sustainability Management System sets out arrangements and responsibilities for monitoring compliance and performance improvement to ensure a satisfactory level of assurance.

The project ESM will deliver an assurance role for this SCoP through routine inspections and scheduled formal environmental audits of construction sites, and will report any non-conformances to the UPO for action and reporting via the PSO reporting processes.

The UPO will take appropriate action as required to ensure compliance with the SCoP, in accordance with the escalation process defined within the UCL Contractor Management Arrangements.
2. General Principles

2.1. Environmental Management Plans
UCL requires that the contractor puts in place an Environmental Management Plan to identify and implement best practice measures and controls to minimise environmental impacts associated with the works, and to meet the project environmental sustainability objectives. The extent of the EMP will depend on the scale of works, but will include:

- Scope of works
- Site layout
- Key responsibilities
- Project Environmental Assessment Scheme requirements e.g. BREEAM, Ska, Mini-Ska etc.
- Specific work activities, associated impacts and controls that should include mitigation and best practice measures (including Ska/Breeam (or equivalent scheme) requirements, site specific environmental impacts and best practice outlined in this SCoP).
- Environmental permits required (e.g. permit to discharge to ground or Section 61 consent)
- Requirements for monitoring (e.g. dust, noise) imposed by UCL, The local authority or other Regulator
- Project Environmental Performance targets and KPIs
- Travel and transport plan as per section 3.1
- Any other specific control measures to deliver the requirements of the SCoP
  - As best practice, contractors for large projects >£1M will prepare a carbon calculation for whole project impacts.

The EMP will be provided to the ESM at the pre-start meeting, prior to works commencing. For projects requiring planning, consultation on the EMP with The local authority may be required prior to its issue. For long term projects (>6months), EMPs will be reviewed every six months and prior to site demobilisation, and the EMP updated as appropriate.

2.2. Local Community
Many of UCL projects take place amidst a live campus environment in or adjacent to occupied buildings which may be used for study, exams, research, medical procedures or residential or business activities.

As soon as possible and at least two weeks prior to the commencement of works, the CCM will notify the occupiers of premises who may be affected by the work detailing the nature and duration of the proposed works and provide a contact name, telephone number and e-mail address to which any enquiries should be directed. This includes UCL buildings, local business premises, schools, hospitals and local residences. Records of all communications are to be maintained.

For large or high impact projects UPO will also engage directly with major stakeholders and local communities so as to keep them informed of progress throughout the lifecycle of the project and to take action to deal with any complaints raised. Neighbourhood meetings are recommended.

2.3. Cumulative Impacts
For all of the specific provisions outlined below, the CCM will consider the cumulative effect of their activities with other projects in the local area. This includes transport and nuisance...
measures. All local projects will be identified in the EMP or Method Statement and their impact clearly noted.


3.1. Transport

<table>
<thead>
<tr>
<th>Plan</th>
<th>The CCM will comply with the Construction Logistics Strategy regarding deliveries and access to site. The CCM will identify how travel and deliveries to site will be minimised during works within the EMP. This plan will be agreed with the Logistics Partner (LP) prior to the commencement of works on site. Use of the Consolidation Centre is required for some works as identified in the Contract Preliminaries. All non-consolidated loads destined for the Bloomsbury Campus will be scheduled using the on-line booking system provided by the Logistics Partner. Deliveries arriving at site outside of their allocated timeslot will not be allowed access to site. In agreement with the LP the CCM will document in the EMP how the project will:</th>
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<tr>
<td></td>
<td>• minimise the level of road based construction traffic;</td>
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<td></td>
<td>• minimise the impact of road based construction traffic by identifying clear controls on routes (including signage), vehicle types, vehicle quality and delivery hours;</td>
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<td></td>
<td>• identify any highway works or temporary road closures required to accommodate construction works (e.g. crane exclusion zones)</td>
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<td>• identify emergency access protocols</td>
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<td></td>
<td>• identify designated routes for large goods vehicles and abnormal loads (and if required lorry holding provision)</td>
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<td></td>
<td>• identify travel options for workers</td>
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<td></td>
<td>• enable monitoring and recording of mode and distance travelled of goods and workers, so as to calculate Scope 3 emissions associated with transport to site</td>
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<td>• set out driver standards and enforcement especially in terms of safety training and safety equipment fitted to vehicles</td>
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<td></td>
<td>• implement large vehicle safety controls and ensure membership of the RfL Fleet Operator Recognition Scheme at a level appropriate to the risk posed by the vehicle activities</td>
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<td></td>
<td>• as best practice, contractors for large projects &gt;£1M will prepare a carbon calculation for whole project impacts, including transport</td>
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<td></td>
<td>The Contractor will liaise with the UPO prior to commencement of works on site to agree a plan and use of the CCLC arrangements</td>
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<thead>
<tr>
<th>Signage</th>
<th>Site access points for construction traffic, emergency access and pedestrian and cycle access will be identified and signposted. Vehicles and pedestrians will be segregated in liaison with the LP.</th>
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<tbody>
<tr>
<td>Deliveries</td>
<td>See Construction Logistics, including provision for traffic control by an on-ground ‘marshal’</td>
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<tr>
<td>Road and pedestrian route closures/ diversions</td>
<td>Public access routes will not be permitted through the construction area during the works. Diversions will be agreed with the LP and adequately signposted. Work and deliveries will be undertaken in such a way as to minimise disruption to students and staff and adjacent building users and road users. Diversion signage will be posted prior to closure of the usual routine and will be removed promptly once the diversion is no longer required. Approval will also be sought for the alteration of any permanent or temporary means of access to a highway that is used by vehicular traffic and for temporary interference to the highway and for any required Traffic Regulation Orders from TfL or the appropriate body.</td>
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</tbody>
</table>
## Parking

Site workers are required to walk, cycle or use public transport to work as parking is not permitted at UCL premises or on any construction site.

Parking is available by prior arrangement for deliveries only.

## Vehicle mud and debris

All reasonably practicable measures will be put in place to avoid/limit and mitigate the deposition of mud and other debris on the highway.

All vehicles will be correctly loaded and covered to avoid spillage of materials.

## Construction Logistics

From July 2014 the UCL Logistics Partner will provide centralised governance and management of site logistics and deliveries. ALL construction projects within the Bloomsbury Campus (as identified it the Project Pre-lims and Contract) will use the off-site consolidation centre, where materials and goods will be received and consolidated into project work packages onto a single vehicle for distribution to UCL projects on a just-in-time basis.

Loads not suitable for consolidation will be allocated time-slots to minimise congestion at campus gates and the road network. On-site the logistics partner will unload the delivery vehicles and transfer the goods and materials to the project work face. They will also manage project interfaces and shared areas such as site boundaries and roads, provide hoardings, traffic marshalling and pedestrian and vehicle segregation. Over time other projects will be required to use this service. All contractors and sub-contractors are required to comply fully with these terms, and all contractors will ensure that these provisions are incorporated into contracts with their sub-contractors and suppliers.

Goods not suitable for consolidation such as rebar or aggregates will be delivered directly to site with prior consent from the LP. The CCM will be required to book a time slot for delivery of such loads using the online tool. All timeslots must be adhered to.

## Vehicle safety

All contractors at UCL will be required to register with the Fleet Operator Recognition Scheme (FORS) and status included in the Travel Plan. From September 2014 UCL will seek at least bronze level certification from all contractors and this will be evaluated by the UCL UPO or contract manager for each activity.

Drivers must observe safe practices at all times or face immediate removal from site e.g. using mobile phones while operating a vehicle will not be tolerated.

## Clean routes

As projects operate within an active public site, all access routes, and areas in operation, must be kept clean and clear of obstruction.

Any dirt on University routes and roads around the college as a result of works should be cleaned in a timely manner.

### 3.2. Access

#### Site Workers

The contractor will ensure that all site workers are competent in their role on site via:

- Site induction
- UCL safety and environment induction (site wide)
- It is expected that all staff will hold a relevant CSCS qualification

All site workers will be required to sign in at the site office on arrival and sign out when they leave. This log will be the responsibility of the site manager to maintain and ensure appropriate use. Where the Cardax system is in place this should be used by all site operatives.

Radios, Ipads, and other forms of equipment with speakers will not be used (unless the device is used for purposes directly required by the works)
### Public

Steps will be taken, as far as reasonably practicable, to ensure that the behaviour of site workers does not cause offence to the public, students or UCL staff.

The Contractor will put in place security to:
- protect the public and prevent unauthorised entry to or exit from the site. The work area will be secured and locked when there is no site activity.
- not allow the public, students or staff to access restricted areas.
- offer diversions where normal access is restricted, especially in the case of emergency routes.
- the area should be clearly demarcated from other accessible areas of the site or building which may be in active use during the works.
- the work area will be secured and locked when there is no site activity.
- Fire evacuation routes must be kept free at all times.

### Hours

Construction site ‘core hours’ will be Monday-Friday 08:00-18:00 and Saturday 08:00-13:00. These hours are expected to be adhered to unless there is a specific justification not to. This must be detailed in writing and included in the site EMP.

All liaison with the local authority or local community will be undertaken by the UCL Project Manager, unless this is specifically deferred to the CCM.

As projects operate within an active public site, the contractor will adjust hours of working where required in the event of university operations such as exams. Works outside core hours will be agreed with stakeholders and The local authority.

### Permits to work

Permits to work should be obtained from the UPO prior to the commencement of any high risk activities. These include:
- Hot works
- Ground breaking
- Access to plant rooms
- Access to roof areas

In addition, some works may require specific permits from an external authority or regulatory body. The Contractor should liaise with the UPO regarding such works to ensure that all appropriate permits are obtained.

### PPE

The principles of ERICPD (eliminate, reduce, isolate, contain, PPE, defend) will be applied and where required, all site workers are expected to use PPE appropriate to the task in accordance with the method statement for the task.

All persons entering the site will have, as a minimum, high visibility clothing and safety shoes or boots with steel toe and mid-sole, gloves, glasses and safety helmets. Site supervisors shall wear the appropriate coloured safety helmet as agreed with the UPO.

All visitors to site will be accompanied at all times by a suitable member of the construction team.

### Inspections & Assurance

UCL may carry out inspections of the site at any time without prior notice. The contractor will support UCL and regulatory inspections and make information available on request, in a timely manner. This will include providing a guide on site.

### 3.3 Site arrangements and Security

#### Housekeeping

Site compounds, storage sites and equipment will be located to limit adverse environmental effects.
### Hoarding and signage

Appropriate hoardings will be erected to secure the site, regularly inspected, repaired and re-painted, and monitored for flyposting. Any graffiti or flyposting will be removed within 48 hours.

The LP will provide and maintain hoardings for projects within the Bloomsbury Campus.

Contact details will be clearly displayed on hoardings in case of emergency.

### Cameras

Any security cameras will be located and directed so that they do not intrude into occupied academic or residential property.

### External Lighting

External lighting will be designed and positioned to:

- Provide optimal light levels necessary for safe working whilst avoiding disturbance to adjoining occupiers of buildings and residents and distraction for users of roads
- Ensure minimal light spillage or pollution and ensure that excess light does not fall on sensitive ecological habitats such as trees with bat roosts or birds nesting
- Provide safe pedestrian routes adjacent to hoardings fitted with bulkhead lights for use during hours of darkness
- Lighting will be energy efficient and in operation only when needed

### 3.4. Incident Response

#### Risk assessments

Risk assessments will be conducted for all works on site and measures put in place to eliminate or mitigate the risk to the environment. Where there remains a residual risk of an activity, the contractor will ensure that preparations are in place to respond in case of emergency.

#### Response plan

Contractors will be required to develop, implement, and test an Incident Control Plan which takes into account potential pollution. The Incident Control Plan will complement and be consistent with the relevant UCL Emergency Preparedness Plans, as required by Health and Safety legislation and health and safety procedures.

This shall include consideration of:

- the storage and use of hazardous materials with the aim of preventing and containing spills and releases;
- procedures to be adopted in the event of a pollution incident, to contain and limit any adverse effects;
- procedures and appropriate information required in the event of any incident such as a spillage or release of a potentially hazardous material e.g. COSHH risk assessments and safety data sheets;
- systems for notifying appropriate emergency services, regulators and statutory bodies, UCL, the Contractor and site workers.

The contractor will provide relevant procedures and contacts for each work site to the emergency services, and appropriate authorities where requested.

#### Spill kits

Spill kits will be made available where any potential pollutant (e.g. fuels, oils, chemicals, paints or varnishes) are being stored or used on site. These will be appropriate to the materials they will be used to clean up and where there is risk of liquids reaching drains, watercourses, or permeable ground, shall include suitable barrier materials and/or drain covers.

#### Contamination

Works will be carried out in such a way as to avoid pollution incidents; however should any occur, procedures and measures will be implemented to contain and limit the effects on the environment, such measures will cover atmospheric, aquatic or land pollution and procedures in the event of fire.

#### Reporting

All incidents will be notified to the UPO and reported via the PSO reporting process and RiskNET. The UCL ES or HS teams may investigate incidents where deemed appropriate.
### 3.5. Waste

| Arrangements | All working areas will be kept in clean and tidy condition and rubbish and food waste will be removed at frequent intervals
|              | o Any potentially windblown waste will be stored in enclosed containers
|              | The waste hierarchy will be applied to all materials, including demolition, and reuse will be maximised on site where possible. Incineration/Energy from waste is not considered an acceptable alternative to recycling of materials where this is possible.
| Demolition Salvage Plan | Prior to site clearance or demolition the contractor will undertake a pre-demolition and site clearance survey and produce a Demolition and Salvage Plan to identify the type of waste material on site, estimate quantities of each material and its reclamation potential. Using this information, the contractor will set targets for reuse and recycling, based on industry best practice and aligned to the Ska, BREEAM, or equivalent scheme being implemented on the project.
|              | In addition to the above, contaminated land and demolition materials requiring treatment will be regulated under an environmental permit for waste management or mobile plant permit. Any necessary exemptions from waste management permitting in respect of the movement and storage of waste materials will be obtained by the CCM and notified to the UPO and ESM.
| Site Waste Minimisation Plan | The Contractor will prepare a plan for minimisation of waste on site. This includes consideration of wastes in deliveries of materials to site through minimising ordering surplus and through engaging with the supplier to minimise packaging.
|              | Where feasible materials will be cut/prefabricated off site in order to minimise waste
|              | In addition to the above, UCL operates a reuse portal, WARPit (www.warp-it.co.uk/ucl). Furniture and other items which are fit for reuse should be listed on WARPit.
| Site Waste Management Plan | A Site Waste Management Plan (SWMP) will be produced for ALL projects
| Collection | Waste collection activities should be managed in accordance with the site Travel Plan (3.1) and agreed with the Logistics Partner. This should prevent unnecessary build-up of wastes on site with consideration of traffic congestion and safety, for example, through collection times, and ensure this is included in the EMP.
| Recording | The amounts and disposal routes will be identified in kilograms for all materials disposed and recorded in the SWMP template. These figures will be provided to the UPO on request and following completion of site works.
|              | Where items are broken down into their component parts, the SWMP should stipulate this for each item being disposed i.e. chairs broken down and disposed as plastic and metal.
| Waste Transfer Notes (WTNs) | WTNs and consignment notes will be retained by the CCM and made available for inspection on request.
| Asbestos | The contractor will comply with the UCL Asbestos Management Plan and any supplementary rules put in place by the UCL Asbestos Appointed Person.
3.6. **Chemicals and potential pollutants**

| Storage | All chemicals, fuels, oils and other potential pollutants will be stored in a safe and secure manner to prevent leakage and potential spillage. This will include sufficient bunding for all liquid materials to ensure that any leaks are prevented from entering watercourses, drainage or permeable ground. All such materials will be secured against access by unauthorised persons. |
| COSHH | Material Safety Data Sheets will be obtained for all materials used on site with their COSHH risk assessment. This assessment will include considerations of delivery, storage, use, transportation and disposal of the chemicals in both their original and waste forms. |
| Disposal | Disposal of chemicals and other pollutants will be via specialist collection by an appropriately licensed contractor. Consignment notes will be retained by the CCM and made available for inspection on request. |
| Prevention of pollution | Incident Control Plan will take into account potential pollution from all chemicals, fuels and other materials on site. The CCM shall ensure that adequate arrangements are in place and that site workers are aware of what to do in the event of an incident. |

3.7. **Noise and emissions**

| Identify sensitive receptors | The CCM will apply measures to reduce noise and emissions in accordance with the Mayor of London’s Best Practice Guidance, accounting for potential noise and emissions and the receptors impacted in the EMP or Method Statement. The CCM will identify actions to limit impact on sensitive receptors, in particular, considering the impact of works within an active public site, (exams, lectures, research):
1. prevention
2. suppression
3. containment.
   The Contractor will have a duty to use “best practicable means” (BPM) to minimise nuisance |
| Noise and vibration | Noisy works will be agreed in advance with stakeholders and The local authority. All liaison with The local authority or local community will be undertaken by the UCL Project Manager, unless this is specifically deferred to the CCM. |
| Dust and emissions | Emissions to air in terms of gaseous and particulate pollutants from vehicles and plant used on the site and dust from construction activities will be controlled as far as reasonably practicable. Potential sources and sensitive receptors will be identified in the EMP and appropriate controls will be applied. |
| Mobile plant and equipment | All mobile plant will be kept secure from pedestrians. The CCM will ensure that staff are trained to use the machines competently; and that machines are regularly inspected, serviced and maintained in accordance with the manufacturers operating and maintenance instructions. Machinery will be switched off at all times when not in use. If black smoke is observed in operation, plant will be switched off and not used until problem has been rectified. All mobile plant should use fuel equivalent to ultra-low sulphur diesel where practicable. |
3.8. Considerate Constructors Scheme (CCS)

**Registration**

All sites where works exceed 6 weeks duration (excluding service contracts) will be registered with the Considerate Constructors Scheme. This voluntary code of practice seeks to encourage best practice beyond statutory requirements and focuses on 5 key areas:

- Securing everyone’s safety
- Caring for the Workforce
- Protecting the Environment
- Respecting the community
- Enhancing the appearance

For larger projects, a minimum score will have been set as part of the specification. Where no specific score is provided in the specification the Contractor shall achieve a minimum CCS score of 32.

**Monitoring**

CCS Registration Certificates and Monitoring Reports will be provided to the UPO and the ESM by the Contractor when available.

**Projects <6wk duration**

All sites where works DO NOT exceed a duration of 6 weeks will be inspected by the UPO and ESM to ensure the minimum standards of this COP are met.

3.9. Land, air, ecology and biodiversity

**Identification / Site survey**

UCL has been working in partnership with the London Wildlife Trust (LWT) to undertake Phase 1 Habitat Surveys of the Bloomsbury and Fitzrovia sites, to develop a Biodiversity Action Plan (BAP) for the area. This survey work has identified small pockets of ecological interest which should be protected during the construction and site preparation works.

Where a time lag of more than six months has occurred between the UCL habitat survey and the start of construction a further survey will be undertaken by a suitable qualified ecologist. Where protected species e.g. bats or nesting birds are found, appropriate mitigation measures in accordance with the measures set out below and any requirements for licensing will be agreed with the Natural England or the relevant authority.

**Protected species**

Contractors will ensure that species and habitat disruption on site is minimised. Where such disruption is necessary, protection measures will be put in place to minimise the impact. Where a protected species is identified, or if this status is not known, works will cease until advice has been sought from a qualified authority.

**Pest control**

Preventative pest control measures will be adopted by:

- Removing or sealing of drains and sewers brought into disuse;
- Prompt treatment of any pest infestation and effective preventative pest control; and
- Appropriate storage and regular collection of biodegradable;
- Immediately notifying the UPO where infestation is identified

**Trees**

Tree and vegetation removal will be avoided unless considered unavoidable and the necessary permissions have been obtained prior to removal (many trees at UCL are protected by Tree Preservation Orders). Trees and areas of vegetation to be retained or altered will be identified in the EMP. Prior to starting any works on site the contractor will identify and mark out the trees and areas of vegetation to be protected.

Any remedial or protective work to trees adjacent to construction activity will be carried out by suitably trained or qualified personnel using recognised methods, sensitivity to nesting activities and using protective methods such as fencing and root matting where appropriate, and avoiding all tree works during nesting season.

**Water sources**

All reasonably practicable measures will be taken to prevent the deposition of
and drainage

Chemicals, silt or sediments, or similar polluting material in any existing watercourse, borehole, drain or aquifer. The measures will accord with the principles set out in industry guidelines including CIRIA’s report ‘C532: Control of water pollution from construction sites’.

Site drainage will not be allowed to enter any surface water course. Instead, all site drainage, including surface runoff and dewatering effluents, will be discharged to sewers where possible or to ground. The CCM will obtain relevant permissions from the sewerage undertaker or the EA. Discharge to ground will only be permitted where discharge consent or other relevant approval has been obtained.

Air pollution

Potential sources and sensitive receptors will be identified in the EMP and appropriate controls will be applied.

Contaminated land

A site survey to determine historic contamination of the site will be undertaken during design where applicable. If contamination or potential contamination is identified a site assessment will be undertaken in accordance with Planning Policy Statement 23: Planning and Pollution Control and Defra/Environment Agency’s Model Procedures for the Management of Contamination (CLR11) (2004).

3.10. Heritage

Listed buildings

The UCL Bloomsbury campus is of great historic interest with many Grade I and II Listed buildings, designated due to their architectural and heritage value. Many surrounding properties also retain Listed status.

Built heritage to be altered will be recorded as agreed through prior consultation with The local authority Conservation Officer. The UPO will initiate this discussion as part of the Planning process. The Contractor will ensure full compliance with requirements.

Conservation area

The Bloomsbury Campus is situated within a designated Conservation Area and all works external works should be in consultation with The local authority. The Contractor will ensure full compliance with requirements.

Breaking Ground

The site also has some recent history of archaeological finds although the area is not designated as an Archaeological Priority Area.

All construction works that involve breaking the ground should be undertaken under a watching brief. Should any items of interest be uncovered works should stop immediately and the area fenced off to enable archaeological investigation to be undertaken.

If significant archaeological remains are encountered during archaeological evaluation, further archaeological works or design measures may be required to mitigate the impact of the development on those remains. Mitigation will be undertaken as approved by the local authority.

3.11. Flood

Risk assessment

A flood risk assessment will be determined for all major projects covered by BREEAM, as part of the design process to ensure that flood risk (including that to third parties) is managed safely and appropriately throughout the construction and operation, in particular where there are excavation works or where permeable ground coverings are to be replaced by hard/impermeable surfaces planned.

Attenuation

Should the design team and the Environment Agency consider there to be a risk of flood associated with a development, a Flood Risk Compliance Plan (FRCP) will be produced to ensure that work proposals and safe and that flood risk is managed appropriately. If appropriate the Designer and Contractor are required to implement the requirements of the FRCP.
4. Subcontractors
The main contractor is responsible for ensuring that all subcontractors and persons working on its behalf adhere to the requirements of this Code of Practice.

Any non-compliance will be considered a non-compliance of the main contractor with regard to their relationship to UCL and will be handled in accordance with the UCL Estates Safety Rules for Contractors Handbook