



Cruden Building & Renewals Ltd are one of the few Scottish construction companies registered 'Associated Members' of the Considerate Constructors Scheme.

The intention of the Scheme is to improve the image of the construction industry by promoting good practices and working relationships between all parties involved in projects with the primary consideration to minimise the impact on a community during the construction period of a project, taking into cognisance both the local residents and the local environment.

Throughout a site's construction period, a Monitor from the Scheme will visit the site at least twice to assess and score the site for compliance with the Scheme.

Cruden Building & Renewals Ltd register all of our sites with the Scheme and our target is to achieve a "Very Good" score of 35.00 or above on each of our sites.

It is our intention that the Keppochhill Road site will cause minimum negative impact on you and your local community.

Cruden Building & Renewals Ltd will continue to strive to lessen any impact by consultation and we are always open to receive any comments and suggestions.

If you have any queries, comments or suggestions please contact our Site Manager, Alistair Buchanan, on 07702 867 175.

The contact number for the Considerate Constructors Scheme can be found on the posters displayed at the entrance to this site.

Keppochhill Road



Residents and Community Newsletter

March 2020



Upcoming works Newsletter:

We are Cruden Building, an innovative construction company that operates across the West of Scotland. As part of the Cruden Group, we have many years' experience in delivering high, quality mixed tenure housing projects for local authorities, RSLs and Co-operatives. We also have particularly strong credentials in the field of regeneration. Whilst this remains our core area of business, our portfolio extends to private housing marketed under the Cruden Homes brand, along with non-residential projects such as offices and primary care facilities.

The work at Keppochhill Road for our Client ng homes comprises of the construction of 49Nr 4 – 5 storey high flatted properties and 1 commercial property with associated site development and servicing. The properties are constructed on driven piles with reinforced concrete pile caps and ground beams and suspended in-situ concrete floor slabs. The form of construction is steel framed with concrete floors on permanent formwork and precast concrete stairs and common landings and timber frame construction either side of the steel frame.

Externally the buildings have a facing brick external leaf finish and a concrete block or SFS internal leaf to the external wall. The roofs are single ply membrane on insulation to the steel frame section and tiled roofs on the timber kit sections. Internally the properties will have lightweight partitions, floating floors and be fully fitted with kitchens, bathrooms etc.

The M&E installations will be domestic in nature and will include a gas-fired low-pressure hot water heating installation. Externally, a new road infrastructure will be formed with public and private area boundaries created with brick walls and metal fencing and the site will be fully landscaped. Bin stores and bike shelters will be provided, and the site will have a new public utility infrastructure including a new foul and surface water drainage system.



Site Waste Management

Cruden Building & Renewals Ltd. operate an ISO14001 Environmental Management System which we take very seriously for the local and the global environment.

The Keppochhill Road site has a fully developed Site Waste Management Plan in place which details how all our site waste must be segregated on site and in separate waste streams prior to it being removed for reuse, recycle, energy recovery or disposal as necessary.

On site there are designated segregated waste skips which will ensure environmentally sound waste reuse, recycling and disposal can as necessary in line with the Zero Waste Scotland charter.

Working alongside our appointed site waste management specialist partners, typically over 95% of all CBRL site generated waste is reused, recycled or recovered for energy use.



EMS 72210

Local Employment Initiatives:

We have currently employed a cleaner to clean the site welfare facilities and two Labourers from the local area and a recruitment drive will be held and advertising will be displayed on our site perimeter hoarding for any other relevant trades people required.

Site Manager Contact Details:

The CBRL Site Manager, Alistair Buchanan, (right) can be reached on the telephone number 07702 867 175, if there are any issues of concern which you may wish to discuss regarding the site operations.



Current Site Operations – W/C 16/03/20.

The current site operations on-going are:

- Installing foundation Ground beams.
- Laying concrete to foundations.
- Forming crane mat to sit crane on.
- Site visit from the Considerate Constructor.

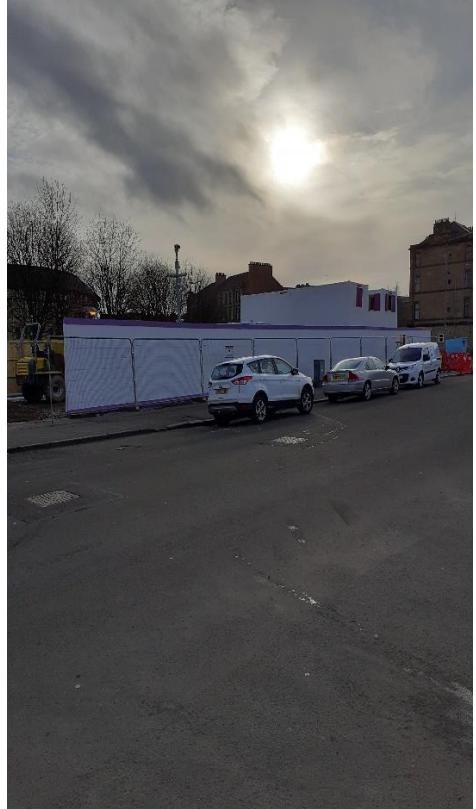
Upcoming Works: W/C 23/03/20.

In the next few weeks the stopping up order will come in to force and we will take possession of the Parking area on Gourlay Street which unfortunately Tenants will not be able to park their cars there until the completion of the Project, I will also contact Glasgow City Council Cleansing Department to give them notice to ensure that the bins will be emptied as normal.

We will commence erecting the steel frame section of the new build where a crane will be on site along with Cherry Pickers being operated most of the day we will only work within the planning consent hours allowed and this may have to work Saturdays.

Unfortunately this will bring with some disruption through noise which we hope to keep to a minimum we will record noise levels which should not exceed the maximum levels allowed apologies in advance but it is a vital operation in the construction process and should take approximately 3 weeks.

	<p>We will also be starting to install edge protection to the steel frame and erect the main access scaffold on Keppochhill Road, Millarbank Street and Gourlay Street, Brick layers will be on site to start the under-build blockwork to the foundations where we can then start installing ducting for all the services to the new building.</p>
--	---

	<p>Site Progress Photographs:</p> <p>Site Energy Management</p> <p>Cruden Building & Renewals Limited operate a strict Energy Management System which is accredited to ISO50001 and is relevant to all CBRL office and site locations, relating to the energy spent during CBRL's construction work activities, in terms of electricity, diesel and the subsequent CO² emissions generated.</p>	<p>New site welfare and office unit fully set up on Millarbank Street.</p> 
--	---	---

<p>The Keppochhill Road site has specific energy usage targets for diesel, electrical and water usage which it is required to monitor and report on a monthly basis in order to fulfil CBRL's commitment to this ISO50001 accreditation.</p> <p>Efficient energy use not only reduces operating costs, but also produces important environmental benefits. The production and use of energy in all its forms is one of man's key impacts on the environment.</p> <p>Careful use of energy will help conserve the Earth's resources and therefore protect the environment.</p>  <p>ENMS 637968</p>	<p>The steel piles have been cropped and the new ground beam foundations are being built and installed in the ground ready for shuttering and then concrete.</p>	
<p>The 'Cruden Group' and 'Cruden Building and Renewals Limited' are proud to engage in community benefits initiatives across certain projects. These schemes support local people in on-site training placements and apprenticeships that often result in real employment opportunities.</p> <p>Our commitment in this field also extends to ensuring that local small and medium sized enterprises are made aware of all tendering opportunities that arise in order to promote and encourage the sustainable growth and success of such businesses.</p>	<p>Community Benefit Photographs:</p> <p>This is Mary our cleaner who stays in the local area.</p>	
		

<p>Our founder, Harry Cruden, upon his retirement set in place the 'Cruden Foundation', its role to distribute a proportion of Group profits each year to registered Scottish Charities who can all apply for funding support.</p> <p>As well as being open to all eligible bodies we also utilise this where appropriate as another strand of Community Benefit where we are working in a deprived area or simply an area which would benefit from some support in addition to our community benefit and employment strategies.</p>	<p>Site Parking:</p> <p>There will be no site parking available on site so we will encourage all our sub-contractors to car share or use public transport to minimise the number of vehicles which will be using the adjoining streets to park for the duration of the project.</p> <p>Feedback:</p> <p>Cruden Building and Renewals Limited are here to assist and will aim to do our very best to ensure that we do not disrupt your daily life in any way.</p> <p>In the event you wish to discuss with us any aspect of our works which you feel are causing you disruption, we will be more than willing to discuss in order to amicably resolve any issues, within reason.</p> <p>Kind Regards Alistair Buchanan CBRL Site Manager Mob: 07702 867 175</p> <p>Cruden Building & Renewals Ltd., Cruden Campus, Cambuslang Investment Park, 5, Clydesmill Road, Cambuslang, Glasgow, G32 8RE. Telephone: 0141 646 5400</p> 
--	---