



HEALTH AND SAFETY

Application of Building safety acts, Health and
safety legislation & CDMs

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Table of contents:

Table of contents:	1
Introduction	2
Aims and objectives	3
Croft Street Block 2	3
Building Safety Act (2022)	3
Building Safety Wales Bill	4
Health and safety legislation.....	5
Health and Safety at Work Act 1974.....	5
CDM Regulations and their significance.....	6
Conclusion.....	7
Figure list	7
References	9

Introduction

Health and safety considerations are a crucial part in upholding the integrity of the construction industry. There are steps and precautions that need to be taken at each point through the development of the project to ensure that the industry's reputation is upheld. To ensure health and safety standards are maintained, individuals in managerial positions need to make sure they comply with government issued/approved legislation, which is usually done by ensuring proper steps are taken at each stage. This assignment will cover The Building Safety Act (2022), the Building Safety (Wales) Bill, standard health and safety legislation as well as Construction (Design and Management) regulations (CDMs), going into detail of their significance in relation to the retrofit of Croft Street Block 2 located in Swansea

Site location/images



Aims and objectives

The main aim for this report is to demonstrate knowledge around the Building Safety act and the Building Safety Bill (Wales) and relate understanding to the provided case study. This will be done by relating relevant procedures to issues within the project and what steps should be taken to overcome these problems. Another aim for this report is to demonstrate knowledge around general health and safety legislation and apply it to the case study from the perspective of a site manager. This will be done by explaining responsibilities site managers have in complying with general health and safety legislation. The final objective for this report is to demonstrate knowledge of Construction Design and Management regulations and relating it to the case study's risks. This objective will be met by giving examples of things that could be faced on this project and what measures can be followed to reduce the risk.

Croft Street Block 2

Croft Street Block 2 is a residential tower block of flats located near Swansea city centre. Reported by Swansea Council ([swansea.gov.uk](https://www.swansea.gov.uk), 2025), the site is 14 storeys tall, containing 52 flats with 52 bedrooms, each hard-wired with smoke detectors. Swansea Council reports that the tower blocks were built from 1963-1994, dating them at over 60 years of use ([swansea.gov.uk](https://www.swansea.gov.uk), 2026). The overall fire safety procedures in the building are adequate, but improvements can be made. Sprinklers are only present in the bin store and ground floor of the building, and the block does not have any central fire alarms. Communal areas and each flat of the building are fitted with one-hour FD60 rated fire resistant fire doors. There is no cladding installed on the tower block, however it is part of the retrofit that new energy efficient, weather-proof cladding will be installed. The building has a dry riser that allows emergency services access to water on each floor, should an incident occur. The retrofit for this project will undertake works and fit out of new kitchens, bathrooms, sprinkler systems to be installed throughout and as previously mentioned energy-efficient, weatherproof cladding added to the building's exterior.

Building Safety Act (2022)

The Building Safety Act (2022) is a government approved act that ensures the design, construction and management of "high-risk buildings" to ensure health and safety is prioritised to avoid disaster. The act stems from the independent review of Building Regulations and Fire Safety led Dame Judith Hackitt following the Grenfell Tower incident in 2017. The incident has changed how attentive health and safety must be taken into consideration and as reported by the BBC (BBC, 2019) the fire begun on the fourth floor of the 23-storey tower block and claimed the lives of 72 people. The CIBSE journal reports that the cladding applied to the tower did not comply with the fire prevention requirements set by The Building Regulations 2010, hence why the fire spread so quickly (CIBSE, 2019).

According to Gov.uk the requirements for a building to be classed as a high-risk building include being either over 18 meters in height or at least 7 stories in height, containing at least 2 residential units (GOV.uk, 2023). The BSA created three new bodies, the Building Safety Regulator (BSR), the National Regulator of Construction Products and the New Homes Ombudsman. The BSA requires high risk buildings to carry out a Golden thread. The CIBSE describes the Golden-thread as a thread of carefully documented information relating to reporting risks in a high-risk building. The BSA would require the management team at Croft Street to document all information relating to the project so that risks are managed accordingly, safety of the site is maintained. It requires a case to be built surrounding fire and structure risks which is then submitted to the BSR.

This would impact the Croft Street block due to the building falling under the "high-risk" building requirements, meaning a golden thread would need to be done. Another way the act would impact the project would be the completion of gateway approvals. As stated by Gov.uk, the BSA would require a gateway act 2 before construction can begin, this ensures correct risk prevention measures are put into the design so that hazards are mitigated beforehand (GOV.uk, 2023). This would require developers for Croft Street to ensure the building is registered with the BSR so they can get gateways approvals. Gov.uk says a gateway 3 needs to be submitted and approved by the BSR so that the building can legally house residents (GOV.uk, 2023). Under the BSA the BSR (a body formed from the BSA) is required to register competence of individuals for all aspects of a project from designers to contractor (GOV.uk, 2025). The BSA would be significant in what procedures would need to be done in the development of Croft Street Block 2. The BSA would mainly impact the development due to tighter controls over the design of the project, heavy documentation needs to be recorded, the requirement for a high level of competence, all of which can add time to the project and lengthen the estimated project duration.

Building Safety Wales Bill

The Building Safety Wales Bill (BSWB) is like the BSA but with a much tighter definition of what's classed as a high-risk building. Gov.Wales states that the bill sets out three categories for high-risk buildings, each with a different level of strictness over fire and safety standards (GOV.WALES, 2025). Croft Street Block 2 falls under Category 1, the strictest regime. Croft Street will be required by the BSWB to appoint clear responsibilities to all persons involved in the project. According to PowerPoint titled "Building Safety Act" (see figure 1.), the act sees any retrofit activity as an increased risk to the project, because of this any changes made to the fabric of the building, the accountable person must note these changes and reassess their risk. As presented in PowerPoint "Building Safety Act" (see figure 2) discusses that safety assessments need to be more frequently updated, before, after and during retrofit works to ensure all risks are covered, any works within the retrofit cannot fall short of health and safety regulations and the appointed accountable person is required to liaise with contractors to maintain safety standards during the works.

Due to the nature of Croft Street Block 2, the BSWB is extremely significant as it impacts how frequently assessments are done and how often site information is updated. Differently to the

BSA the BSWB does not require reporting to the BSR, instead local authorities and fire safety authorities are in place of the BSR, as said by Morris walker (morris, 2026). Overall the BSWB will be very relevant to Croft Street Block 2 due to the tighter requirements surrounding how often information needs to be updated and reported to the appointed local authority, this will impact the project positively as it complies with the BSWB and complies with the bill to prevent and report risks so that issues can be overcome and that all changes and alterations are recorded so that responsible persons can be held accountable should an issue occur.

Health and safety legislation

Health and safety (H&S) is an extremely important part of the construction industry as they uphold reputation and ensure safety of public and involved personnel. As said by Peninsula, employers and accountable persons have a legal duty to protect the health and safety of workers and the public under the Health and Safety at work Act 1974 (Sean Griffin, 2023). This responsibility is often applied to site managers as they are most present during projects. They are responsible for handling things like RAMS assessments, handling COSHH assessments, handling accident reports and ensuring PPE is worn by workers on the site. H&S is extremely significant in all construction projects, however, under the previously mentioned acts and bills, H&S needs to be enforced in all aspects to almost indefinitely prevent risks.

Health and Safety at Work Act 1974

In relation to Croft Street Block 2, the Health and Safety at Work Act 1974 (H&SaWA) as stated by HSE, is a piece of legislation that sets out general responsibilities persons in responsible positions have towards employees and the public (Executive, 2024).

This act sets out steps that need to be taken by site managers for workers, visitors and the public to remain safe during the construction of a project. The act enforces health and safety procedures to be followed so that injuries do not occur and that everyone remains safe. The main points that come under this act and that are required to be followed include the correct use of PPE, ensuring training is conducted surrounding common site issues and that correct documentation is completed to prove compliance under the act (Constructionline, 2024)

The act aims to provide a safe workspace for employees, ensures correct machinery is used and that is safe to be used (checks need to be done), risk assessments need to be done at all points to show that compliance with common procedures is followed, awareness of common issues is made clear to workers and that harmful/hazardous materials are handled and stored correctly (GOV.uk, 2026). With the act being enforceable by law, it is crucial that correct procedures are followed. Such as ensuring correct training of staff is conducted. There are several forms of training that contractors must provide their employees with before they step onto site, these are typically surrounding the works they are doing, however it is a site managers

responsibility to bring all subcontractors attention to processes that need to be followed in certain situation like fire evacuation or what to do if a fire breaks (network, 2025).

Risk assessments are also prevalent in complying with the building safety act. RAMS (Risk Assessment and Method Statements) are documents that note risks and form a plan to mitigate the risks to prevent injuries and incidents. The act ties responsibility to those in a position of power, hence making it the site managers responsibility to ensure RAMS are carried out effectively, through each stage of the project (GOV.uk, 2023). COSHH is a law that is enforced by the CDMS where employers/Accountable persons must control the effects of hazardous substances. A site managers responsibility would deal with this by ensuring contractors dealing with this are competent and trained in dealing with the materials and ensuring safe practices while they are being used. They would also conduct a RAM'S assessment so that necessary procedures can be ready should something go wrong.

CDM Regulations and their significance

Construction Design and management regulations 2015 (CDMs) are regulations put in place to set out safety for all aspects of a project's development. They aim to identify risks and hazards within all steps of the construction process, from design to maintenance. CDM regulations are enforceable to all persons involved in the making of the project including site managers, contractors, ground workers, designers and even the clients.

CDM regulations require that risks are managed safely or prevented, projects must be planned with safety at the forefront, competent individuals with the correct training need to be assessed , correct training surrounding fire safety must be carried out to all workers, a construction phase plan must be in place and larger- higher risk buildings must be reported to the HSE (Executive, 2024). CDM regulations are a crucial part of the construction industry as they ensure safe practices are followed during the development of a building. They are important for the following reasons, they prevent injuries, set out clear roles and responsibilities for each accountable person and they ensure the safe construction of a building to prevent future structural or functional issues that could arise (council, 2024).

An example of how CDM regulations would apply to Croft Street block 2 would be to enforce training surrounding working at height. According to PowerPoint labelled "working at height" (see figure 3.) The working at height regulations 2005, set out the responsible actions that need to be taken when working at height is made necessary. Some steps that may be taken to

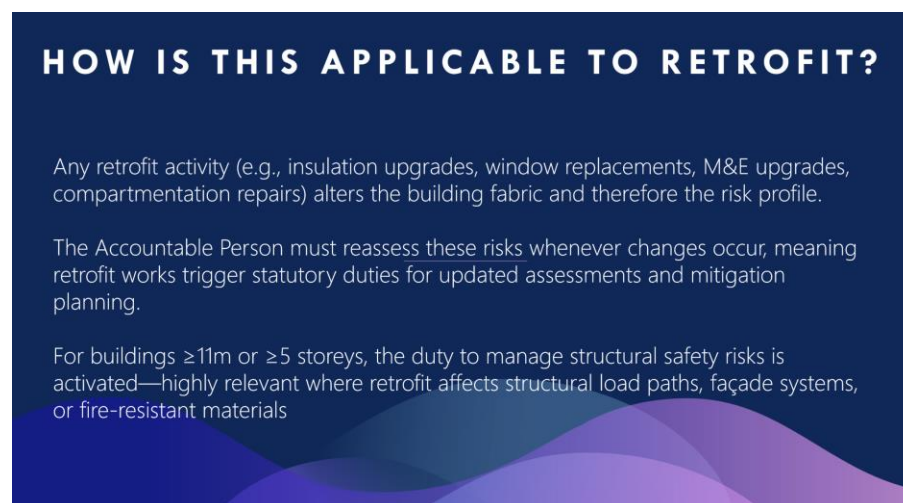
prevent this would be to avoid working at height where possible, use correct equipment to minimise the risk of fall, and where applicable, using preventive measures to reduce the result of a fall should one occur (Executive, 2014).

CDMS are extremely significant and would be significant in this case due to the tight regulations and processes that are enforced under the BSA and the BSWB. CDMS would need to be considered a multitude more in all aspects of the development.

Conclusion

In conclusion, there are several health and safety legislations passed by government that affect the running of construction projects. Croft Street Block 2 will be impacted by both the BSA and the BSWB and will be required to adhere to both policies to mitigate risks and comply with legal requirements when dealing with high-risk buildings. Health and safety is a vital part for high-risk buildings and is incorporated into every step following past incidents where it was not taken into consideration.

Figure list



(Figure 1.) [Accessed 3 May 2026]

Retrofit activities must be planned and delivered within this safety-management structure.

This means:

- Safety assessments must be updated before, during, and after retrofit works.
- Retrofit works cannot undermine the building's documented safety case.
- The Accountable Person must coordinate with contractors to maintain building safety standards during works.

(Figure 2.) [Accessed 3 May 2026]

There is a simple hierarchy for managing and selecting equipment for work at height.

Duty holders must:

- Avoid work at height where they can;
- Use work equipment or other measures to prevent falls where they cannot avoid working at height; and
- Where they cannot eliminate the risk of a fall, use work equipment or other measures to minimise the distance and consequences of a fall should one occur.

(Figure 3.) [Accessed 4 May]

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