

2025

Health, Safety and Welfare

HEALTH, SAFETY AND WELFARE (ACBA4023)
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Introduction

UWTSD Construction are currently planning to build a new block of affordable flats on Kings Road, SA1. As the trainee Health and Safety Officer I've compiled this report to discuss the Building Safety Act and its potential impacts on the proposed scheme. Included within this report I will touch on the Health and Safety legislation, CDM Regulations and produce a risk assessment for a significant activity in this type of project.

Proposed Scheme

UWTSD Construction has been commissioned by Swansea City Council to carry out the development of affordable apartment blocks ranging from four to six storeys. The new buildings will be located in the SA1 area, overlooking the River Tawe and Kings Road.

The development, unanimously approved by the council's planning committee, will provide homes for approximately 300 residents. Situated on Kings Road, the building will feature 104 affordable one-, two-, and three-bedroom apartments. The project will also include 93 basement parking spaces, bicycle parking, and a ground-floor commercial unit.

Building Safety Act

The Building Safety Act, which went into effect on April 1, 2023, aims to improve the planning, development, and maintenance of buildings that pose a greater risk.

It became evident after the Grenfell Tower disaster in London in June 2017 that the government needed to intervene and amend the laws governing high-rise buildings (HRBs) in order to prevent another tragedy of this nature.

The way residential structures are designed, constructed, and maintained has changed significantly since the introduction of the Building Safety Act, especially for those that are taller than 11 meters or have more than seven stories. Therefore, the planned works fall within the scope of many key provisions of the Act. (*Building Safety Act 2022*)

While the height of the buildings (under seven storeys) may mean they are not classed as "higher-risk buildings" under the Act, several aspects still require careful consideration: (*Building Safety Act 2022*)

Duty holder Roles and Responsibilities

The Act defines three new roles with different legal obligations at every stage of the project lifecycle: Principal Designer, Principal Contractor, and Client. Everybody working on the SA1 development has to show that they are following safety rules and keep thorough records.

Building Regulations and Gateway Process

Planning, design, and construction stages will be impacted by compliance to stricter building standards and the emphasis on early design-stage approvals, even if the entire three-gateway system mostly applies to higher-risk buildings. It is crucial to show sustainability and safety from the very beginning of the project.

Golden Thread of information

Upon completion, a digital "golden thread" of building information must be preserved and turned over. To assure long-term safety and easier maintenance in the future, this development involves tracking safety-critical decisions, materials, and systems used in construction.

Resident Engagement and Safety Management

Despite not being a high-rise, the project's size—300 residents—means that a strong resident engagement plan and an effective safety case may be required. Clear documentation of fire safety, evacuation protocols, and continuous maintenance schedules will be required.

Planning and Insurance

Because of the Act's additional accountability provisions, developers may be subject to more scrutiny during the planning and approval phases and pay more for professional indemnity insurance.

Health and Safety Legislations

The proposed scheme poses a range of potential hazards and risk, due to its size, location and end use. Therefore, a number of health and safety legislations will apply to ensure the safety of the workers, contractors, residents and the public.

The main piece of legislation covering occupational health and safety in the UK comes under the Health and Safety at work Act 1974 (HWSA).

Health and Safety at Work Act 1974 (HWSA)

This legislation covers occupation health and safety in the UK, it covers the employer and employee duties in a place of work. Employers are to ensure the health and safety and welfare of employees and anyone else who may be affected by construction activities, as part of this scheme. Employees are to take good care for their own health and safety, as well as others and cooperate with their employers.

The Act reinforces UWTSD Construction's responsibility to implement and uphold safe working procedures during the whole of the build. (*HWSA 1974*)

Construction (Design and Management) Regulations 2015 (CDM 2015)

The Construction (Design and Management) Regulations 2015 (CDM 2015) are a set of regulations in the UK aimed at improving health and safety in the construction industry. They outline the responsibilities of all parties involved in a construction project, including clients, designers, and contractors. Since being introduced in 1994, there have been 2 revisions, 2007 and 2015 (*HSE, nd*)

Main Aimes of CDM 2015

- Sensibly plan work so risks involved are managed from start to finish
- Have the right people for the job at the right time
- Cooperate and coordinate your work with others
- Have the right information about the risks and how they are being managed
- Communicate this information effectively to those who need it
- Consult and engage with workers about the risks and how they are being managed

(Source HSE CDM Regulations 2015)

Roles within CDM 2015

Client - Anybody who has construction work done for them is considered the client. Clients' primary responsibility is to ensure that their project is appropriately managed, protecting the health and safety of everyone who might be impacted by the work, including the general public.

There are two types of clients under CDM 2015:

Commercial Clients – A Commercial client is considered an individual, partnerships or company, who has works carried out for them which is in relation to their business.

Domestic Clients – a domestic client is considered someone who is having works carried out for them which is not in connection with any business.

Designer - A company or individual that prepares or modifies bills of quantities, specifications, drawings, designs, or design calculations. Architects, consulting engineers, quantity surveyors, and anybody else who defines and modifies designs as part of their job can all be considered designers. If they do design work, they can also include trades people.

Principle Designer - A principle designer oversees the pre-construction stage of projects involving more than one contractors. During this phase, after the majority of the design work is completed, the principle designer's primary responsibility is to plan, manage, monitor, and coordinate health and safety.

Contractor - A person or organisation responsible for performing tasks related to construction, such as building, altering, maintaining, or demolishing. A contractor is somebody who oversees this activity or personally hires or engages construction workers.

Principal Contractor - On projects involving multiple contractors, a contractor selected by the client to oversee the construction process. During this phase, when all construction work is conducted, the principal contractor's primary responsibility is to plan, manage, monitor, and coordinate health and safety.

Worker - A person who actually does the tasks required to construct, alter, maintain, or demolish buildings or structures. Plumbers, electricians, scaffolders, painters, decorators, steel erectors, labourers, and supervisors like chargehands and foremen are examples of workers. Communication with their employer and other duty holders is part of their responsibilities, as is reporting anything they observe that could jeopardise their own or others' health and safety. Employees must be consulted regarding matters that impact their welfare, safety, and health.

Construction Phase Plan

Before the construction phase begins (that is, before the construction site is set up), the client ensures that a construction phase plan is drawn up by the contractor if there's only one contractor, or by the principal contractor if there is more than one contractor.

The construction phase plan (CPP) records arrangements for managing significant health and safety risks associated with the construction of the project and is the basis for communicating those arrangements to those involved in the construction phase. (*HSE, Construction Phase Plan (CDM 2015)*)

F10

The F10 is a legal notification form that must be submitted to the Health and Safety Executive (HSE) for certain construction projects in the UK.

An F10 is notified by the commercial client, in this case.

Health and Safety File

Where projects involve more than one contractor, the CDM Regulations 2015 require the client ensures the principal designer prepares a health and safety file. So that, at the end of the project, the client is in possession of information anyone carrying out subsequent work on the building will need to know to plan and carry out that work safely.

CDM Regulations 2015, Guidance on Regulations suggests that the health and safety file might contain:

- A brief description of the works.
- Any risks that weren't mitigated during the building and design stages, together with how they were dealt with (e.g. surveys or other information concerning asbestos or contaminated land).
- The nature, location and markings of significant services, including underground cables; gas supply equipment; fire-fighting services etc.
- Hazardous materials used.

- Information and as-built drawings of the building, its plant and equipment (e.g. the means of safe access to and from service voids and fire doors)
- Health and safety information about equipment provided for cleaning or maintaining the structure

A level of detail proportionate to the risks must be included in the health and safety file, which should be suitable for the project's characteristics. It must be convenient, concise, and simple to grasp, and it should only contain relevant information that will be used when organising future building projects.

Unless it has an impact on upcoming projects, it is not required to provide details on the construction process, which may be covered in the plan for the construction phase.

During the pre-construction stage, the principal designer produces the health and safety file. After that, they have to make sure it is frequently looked at, updated, and modified to account for the construction works and any changes that have taken place.

Information for the health and safety file must also be given by the principal contractor to the principal designer.

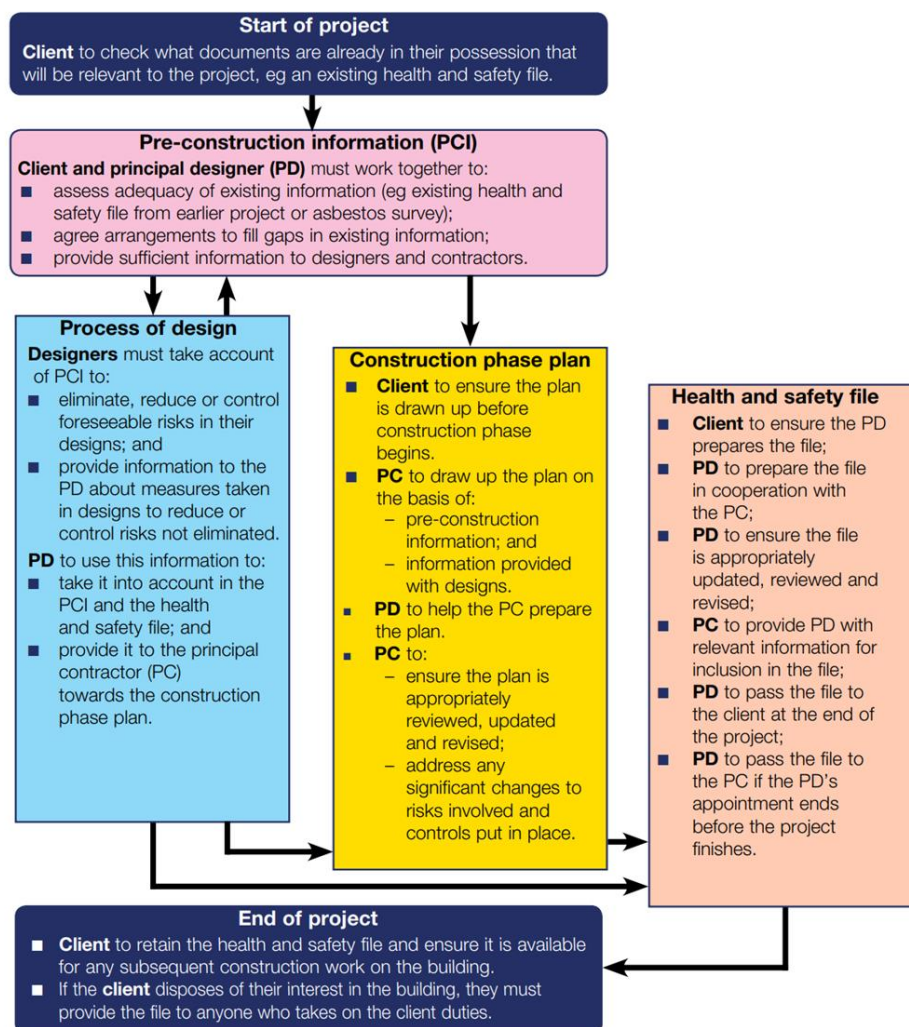


Figure 1 - Flow chart of CDM roles throughout a scheme

Management of Health and Safety at Work Regulations 1999

Employers are required by these requirements to conduct risk assessments and put preventative measures in place.

It is crucial to evaluate all expected hazards and put in place suitable controls, particularly on an active building site with numerous trades, large machinery, and intricate logistics.

(Legislation.gov.uk)

Work at Heights Regulations 2005

This project involve apartment blocks ranging from four to six-story's, workings at heights will be a significant risk.

Employers must ensure all work at height is properly planned, supervised, and carried out by competent persons.

Equipment such as scaffolding and fall arrest systems must be properly inspected and maintained. *(Legislation.gov.uk)*

Control of Substances Hazardous to Health (COSHH) Regulations 2002

Construction work can produce dust, chemicals, cement and other harmful substances making it a risk to workers.

To contain this risk, appropriate storage, use, and disposal of hazardous substances must be ensured and adequate PPE and ventilation equipment must be provided when needed. *(HSE, nd)*

Risk Assessment

A Risk Assessment in construction is a critical process that identifies potential hazards associated with a project and evaluates the risks to health, safety, and the environment. It is essential for ensuring the safety of workers, contractors, and the public. A Method Statement complements this by outlining how specific tasks will be carried out safely, detailing the procedures, equipment, and precautions necessary to manage identified risks. Together, a risk assessment and method statement provide a comprehensive safety plan—while the risk assessment highlights potential hazards, the method statement describes the safe systems of work to mitigate those hazards. Both are essential for maintaining a safe construction site and ensuring legal compliance throughout the project lifecycle.

Please find Risk Assessment in Appendices.

Appendix

1. Risk Assessment

Activity to be Assessed		Assessment Number		
The construction of four to six-storey apartment blocks		DKW020616		
Persons undertaking or affected by the activity				
☒ Employees ☐ Contractor ☐ Public ☐ Pupil ☐ Service User				
☒ Other				
Identified Hazards and Associated Risks	Likelihood	Severity	Risk Level	
1 Working at heights (e.g. Scaffolding, elevated platforms, ladder, roofs)	4	5	20	
2 Crane operations and lifting equipment	3	4	12	
3 Excavation and groundworks (Collapse, Services strike)	3	5	15	
4 Falling objects/Materials from height	4	4	16	
5 Use of power tools and machinery	3	3	9	
6 Exposure to dust, noise and vibration	3	3	9	
Control Measures Required				
1	Working at heights: ○ Use compliant scaffolding with guardrails ○ Conduct working at height training ○ Implement fall arrest system ○ Weekly inspections of access equipment			
2	Crane operations and lifting materials: ○ Certified and competent operators only ○ Pre-lift risk assessment and load plans ○ Exclusion zones, barriers and signage ○ Routine inspection and maintenance			
3	Excavation and ground works: ○ Underground service mapping ○ Shoring and trench boxes used ○ Safe access/egress provided ○ Supervision and permits for high-risk activities			
4	Falling objects/materials: ○ Toe boards and netting on scaffolding ○ Exclusion zones at base of scaffolding ○ Materials storage secured ○ PPE – Hard hats must be worn			
5	Use of power tools/machinery: ○ Competency training and certs ○ Equipment inspections ○ Use of PPE (gloves, goggles, hearing protection) ○ Supervised use and maintenance logs			
6	Exposure to dust, noise and vibration: ○ Use of ear defenders and vibration-reducing tools ○ Planning – limited exposure, rota planning to minimise. ○ Ventilation, where needed. Damping dust at source with water or extraction.			

Reassessment of Activity Hazards		Likelihood	Severity	Risk Level
1	Working at heights	2	4	8
2	Crane operations and lifting materials	2	3	6
3	Excavation and ground works	2	4	8
4	Falling objects/materials	2	3	6
5	Use of power tools/machinery	2	2	4
6	Exposure to dust, noise and vibration	2	2	4

Name: Chloe Watkins Position: Senior Health and safety officer		Signed: C.Watkins		Date of Completion: 22/04/2025	
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Reviews	Key								
Review Date: 22/04/25	Likelihood	Severity	Severity of Injury	5	5	10	15	20	25
Reviewed by: CW	1 very unlikely 2 unlikely 3 likely 4 very likely 5 certainty	1 nuisance 2 minor 3 medical treatment 4 major 5 fatal		4	4	8	12	16	20
Review Date :				3	3	6	9	12	15
Reviewed by:				2	2	4	6	8	10
Review Date :				1	1	2	3	4	5
Reviewed by:				0	1	2	3	4	5
Review Date :			Likelihood of Injury						
Reviewed by:				Low Risk		Medium Risk		High Risk	

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