

ACBA4023

HEALTH, SAFETY AND WELFARE

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Glossary of terms

BSR (Building Safety Regulator): Oversees building safety and ensures compliance with relevant legislation. (HSE, “Building Safety Regulator - Building Safety - HSE”)

CDM 2015 (Construction Design and Management Regulations 2015): Sets the health and safety requirements for construction projects, focusing on the risk management throughout a building’s lifecycle.

COSHH (Control of Substances Hazardous to Health Regulations 2002): Governs the handling and management of hazardous substances to protect workers' health.

Golden Thread: A digital record that maintains comprehensive building safety information throughout the structure’s lifecycle.

PUWER (Provision and Use of Work Equipment Regulations 1998): Ensures that work equipment is suitable, maintained, and safely operated.

Risk Assessment: The systematic process of identifying hazards and implementing measures to control risks in the workplace.

Executive Summary

This report examines the critical health and safety considerations for the planned residential development of 104 affordable flats at Kings Road, SA1. It serves as a comprehensive advisory document for the director of UWTSD Construction, addressing key aspects of health and safety legislation, including the Building Safety Act (GOV.UK, “The Building Safety Act”) the Construction (Design and Management) Regulations 2015 (CDM), and other relevant legal frameworks. The report highlights the importance of compliance with these regulations to ensure the safe planning, construction, and operation of the development. Additionally, a detailed risk assessment for scaffolding operations is provided in the appendix, outlining the potential hazards and control measures to avoid risks associated with working at height. Through this structured approach, the report aims to support informed decision making and promote a strong safety first culture throughout the project's lifecycle. [The Construction \(Design and Management\) Regulations 2015 - HSE](#)

Introduction

The construction industry presents significant risks to worker safety, public health and environmental. Ensuring legal compliance and maintaining a safe workplace is necessary for the success of any construction project. This report looks at the core legal obligations and best practices to ensure that the planned Kings Road development is delivered safely and lawfully.

The Building Safety Act 2022

The Building Safety Act was introduced in response to the Grenfell Tower tragedy, marking one of the most significant reforms to building safety regulations in recent history. Its primary objective is to ensure that high-risk residential buildings are planned, constructed, and maintained with safety as the central priority, reducing the likelihood of similar disasters. The Act establishes stricter oversight, clear accountability for dutyholders, and more rigorous safety requirements throughout the building lifecycle. By embedding proactive risk management, enhanced transparency, and strengthened regulatory enforcement, it aims to create a culture where safety is not just a consideration but a fundamental expectation in construction and building management. (GOV.UK)

Key factors on the SA1 Project

Although the SA1 flats may not fall under higher-risk criteria which are buildings that are 7 + stories or 18m, the lessons from the ACT will influence best practice across residential building. This includes fire safety measures and stricter oversight during planning and construction.

The act introduces new statutory roles aligned with CDM, including the accountable person and building safety manager. These selected persons will be responsible for maintaining the safety throughout the buildings life cycle.

A digital record of decisions and safety data must be kept and made available. This will require the Universities construction team to keep note of changes, inspections and materials used throughout the project. This is known as The Golden Thread of information (“Keeping Information about a Higher-Risk Building: The Golden Thread”)

The Health and Safety Executive (HSE) now acts as the Building Safety Regulator (BSR), with the authority to enforce compliance and uphold building safety standards. This may involve inspections, audits, or issuing enforcement notices, including stopping work if the required safety measures are not met. The BSR also provides guidance to duty holders,

ensuring accountability and promoting a culture of safety within the construction industry. (HSE, “Building Safety Regulator - Building Safety - HSE”)

There must be residential engagement, this applies mainly post occupancy, the university must information to future occupants, especially around fire procedures and building materials.

CONCLUSION

Adopting the principles of the Building Safety Act early can help secure planning approval, improve construction methods, and ensure smooth post-completion management. By prioritising fire safety, structural integrity, and clear management responsibilities, developers can minimize risks and build trust with residents and regulators.

A proactive approach not only strengthens compliance but also enhances the project's reputation and long term sustainability. The Kings Road development could serve as a strong example of safe and responsible construction.

Health And Safety Legislation

The construction of residential flats involves significant physical, environmental, and legal risks, requiring careful management to ensure safety and compliance. The following legislation plays a crucial role in mitigating these risks, helping to prevent injuries or tragedies during construction and ensuring the long-term safety of occupants and workers. Implementing these legal standards from the outset fosters responsible development and reinforces best practices within the industry.

The Health and Safety at work Act 1974

This is the main law regulating health and safety in the UK. It requires employers to take reasonable steps to protect the health, safety, and well-being of their employees and anyone impacted by their work.

In the application to the SA1 project. The UWTSD must provide a safe working environment, Competent and experienced supervision and the correct PPE for the jobs specified. A written health and safety policy, risk assessment and regular audits are mandatory. (Health and Safety Executive)

The Management Of Health and Safety At Work

Employers have a legal responsibility to assess and manage workplace risks to ensure a safe environment for employees and others affected by their work. This includes conducting comprehensive risk assessments to identify potential hazards, appointing competent individuals to oversee health and safety measures, and providing appropriate training and emergency procedures. By fulfilling these duties, employers can minimise risks, improve workplace safety, and ensure compliance with regulations.

The Control of Substances Hazardous to Health (COSHH) Regulations 2002

Workers may encounter hazardous materials like concrete dust, adhesives, and solvents, which pose potential health risks. To ensure safety, UWTSD must evaluate the risks associated with chemical exposure and implement effective control measures. These include utilising local exhaust ventilation (LEV) to minimize airborne contaminants, ensuring proper storage of hazardous substances, and providing appropriate personal protective equipment (PPE) to safeguard workers. By adopting these measures, UWTSD can create a safer work environment and reduce the risk of harmful exposure. (Health and Safety Executive, “Control of Substances Hazardous to Health (COSHH) - Health and Safety Topics in Cleaning”)

The Provision and Use of Work Equipment Regulations (PUWER) 1998

Regulations require that all tools and equipment be suitable for their intended use, properly maintained, and operated safely. In high-risk activities such as groundwork, crane lifting and scaffolding, equipment must undergo regular inspections to ensure functionality and compliance with safety standards. Additionally, only trained workers should operate such machinery to minimise risks and maintain a secure working environment. By adhering to these guidelines, workplaces can enhance safety and reduce the likelihood of accidents. (Health and Safety Executive, “Provision and Use of Work Equipment Regulations 1998 (PUWER) - Work Equipment and Machinery”)

The Working at Height Regulations 2005

Working at height is one of the leading causes of fatalities in construction, making proper safety measures essential. All elevated tasks, such as scaffolding and roofing, must undergo thorough risk assessments and be carried out with appropriate protections, including guardrails, harnesses, or netting where necessary. Implementing these precautions helps minimize hazards and ensures a safer working environment. (HSE)

Overcoming Barriers to Effective Health and Safety Management

Despite legal requirements, several obstacles can hinder the effective implementation of safety measures. Time and budget constraints often lead to reactive spending, which can be avoided by integrating health and safety planning into the early design and tendering stages. A lack of training further exacerbates risks, making ongoing health and safety education such as mandatory toolbox talks and site inductions essential. Poor communication can also undermine workplace safety; daily safety briefings and an open-door policy for reporting hazards help address this, alongside clear multilingual signage when necessary. Cultural attitudes play a role as well, requiring leadership buy-in and regular recognition of good safety practices to promote a safe working environment. Additionally, managing subcontractors is crucial vetting them for health and safety competence and monitoring their performance through site inspections ensures compliance and minimises risk. By addressing these challenges proactively, workplaces can create a safer and more compliant environment.

CDM Regulations and Responsibilities

The Construction (Design and Management) Regulations 2015 impose legal responsibilities on individuals and organisations involved in construction projects to ensure health and safety are properly managed. Clients must organise appropriate arrangements, appoint competent duty holders, and provide pre construction information. The principal designers are responsible for planning, managing, and monitoring the pre construction phase, eliminating potential risks during design, and coordinating with other designers. Principal contractors must plan, manage, monitor and coordinate the construction phase, prepare a Construction Phase Plan, and ensure that workers are adequately trained and supervised. Contractors are required to follow instructions from the principal contractor and provide site-specific risk assessments and method statements. Workers, in turn, must take reasonable care of themselves and others, adhere to training, and report unsafe conditions to maintain site safety. [The Construction \(Design and Management\) Regulations 2015 - HSE](#)

Impact on the SA1 Development

Given the project's scale, UWTSD must formally appoint a Principal Designer and Principal Contractor in writing, ensuring clarity in roles and responsibilities. The Construction Phase Plan must be in place before work begins, detailing key safety measures and risk management strategies. Regular coordination meetings and documentation are required to maintain compliance throughout the project's lifecycle, fostering effective communication and proactive risk assessment. Additionally, ongoing site inspections and audits should be conducted to verify adherence to regulations, ensuring that health and safety standards are upheld. Clear reporting mechanisms and feedback loops will support continuous improvement, reinforcing a safe working environment and accountability.

Conclusion

The Kings Road SA1 development requires a coordinated approach to manage multiple stakeholders and address critical health and safety considerations. Following the Building Safety Act, CDM Regulations, and other relevant legal frameworks is essential for ensuring a safe, compliant and efficient project delivery. Effective risk management should be proactive, identifying and avoiding potential hazards early. There needs to be strong communication channels among dutyholders, contractors, and workers. A well trained workforce, equipped with clear safety protocols and ongoing supervision, will be fundamental in maintaining a secure construction environment. Regular inspections, documentation, and feedback loops will further reinforce compliance, fostering a culture of safety and accountability throughout the project's lifecycle.

Activity to be Assessed		Assessment Number		
Construction of apartments at SA1. Working at height.		150525		
Contractor: LaMont Building Ltd		Phase 1		
Persons undertaking or affected by the activity				
☒ Employees ☒ Contractor ☒ Public ☐ Pupil ☐ Service User ☐ Other				
Identified Hazards and Associated Risks		Likelihood	Severity	Risk Level
1	Falling from height- Major injury or fatality	3	4-5	High
2	Poor weather conditions- Risk of slips, trips and falls	3	4-5	Medium
3	Objects falling from height tools and materials	4	3	Medium
4	Incorrect use of PPE- Increased severity of fall.	4	4	High
5	Incorrect ladder use or loose ladder clips	4	4	High
6	Scaffolding failures, loose boards or diagonals not secured.	3	4-5	High
Control Measures Required				
1	Plan ahead to determine when working at height is necessary, ensuring that suitable equipment is used and appropriate safety measures are in place. Avoid working at height unless absolutely required, prioritising safer alternatives whenever possible			
2	Carefully assess whether working at height is essential, and plan accordingly to ensure the use of appropriate equipment and the implementation of necessary safety measures. Whenever possible, try to use safer alternatives to minimise risk and enhance workplace safety.			
3	Securing tools with a lanyard and only bringing tools required to do the job.			
4	Hard hats, non-slip boots, and gloves must be worn at all times.			
5	Use MEWPs (Mobile Elevated Work Platforms) instead of ladders where possible. If you can't use a MEWP make sure the ladders are fitted correctly and keep 4 points of contact on the ladder.			

6	Making sure the scaffolding is checked weekly and signed off.								
Reassessment of Activity Hazards		Likelihood	Severity	Risk Level					
1	Fall from height	2	4	Medium					
2	Poor weather conditions	2	1	Low					
3	Falling tools.	2	2	Low					
4	Incorrect use of PPE	3	2	Medium					
5	Incorrect ladder use	3	2	Medium					
6	Scaffolding failures	3	4	High					
Name: Ross Montanari		Signed: R.Montanari		Date of Completion: 15/05/2025					
Position: Site Manager									
Reviews	Key								
Review Date: 15/05/25	Likelihood	Severity	Severity of Injury	5	5	10	15	20	25
Reviewed by: Ross	1 very unlikely 2 unlikely 3 likely 4 very likely 5 certainty	1 nuisance 2 minor 3 possible medical 4 Major 5 fatal		4	4	8	12	16	20
Review Date : 15/05/25				3	3	6	9	12	15
Reviewed by: Ross 15/05/25				2	2	4	6	8	10
Review Date :15/05/25				1	1	2	3	4	5
Reviewed by: Ross				0	1	2	3	4	5
Review Date : 15/05/25	Likelihood of Injury								
Reviewed by: Ross	Low Risk			Medium Risk		High Risk			

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