

LEVEL 4 ASSIGNMENT

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Building Safety Legislation and Health & Safety Compliance Strategy for the Croft Street Retrofit Project

Introduction

The report has been compiled for the management of UWTSD Construction concerning the proposed comprehensive renovation of Croft Street Block 2, a tower block housing complex situated in Swansea.

This is a substantial 18-month project involving considerable structural modification, such as the installation of new kitchens and bathrooms the implementation of fire sprinklers and the use of energy efficient cladding.

The purpose of this report is to provide an explanation of the H&S plan needed to mitigate the risks involved in high rise residential renovation. As the building stands at an elevated height and has many occupants, it has been classified as a HRB under the Building Safety Act 2022, making it imperative to adopt stringent fire and structural safety management practices.

Additionally, this report provides guidance on how the project will adhere to the regulations of CDM 2015.

CDM 2015 lays down the statutory requirements that are used for planning and coordinating safety measures in construction projects.

Legislative Impact: The Building Safety Act 2022 and Building Safety (Wales) Bill

The building safety act 2022 BSA and building safety WALES bill are highly relevant to current project because of the type of building and associated work.

Higher-Risk Building HRB

This will certainly have a huge impact on the extent to which the project is regulated.

Failure to adhere to such requirements could lead to prosecution, delays in completing the project or even the endangerment of lives.

The construction of the external cladding and internal sprinklers system can have an adverse effect on how well a structure will withstand a fire outbreak.

Poor design and install can increase fire spread risk.

Classification:

In Wales any building qualifies as higher risk building if it is a multi-occupied residential building which is either more than 18 metres in height or at least 7 storeys. Block 2 is a residential tower building and thus falls within Category 1 buildings which are subject to the most stringent regulations.

Impact of Retrofits:

Any works which add to building's fabric including cladding and M&E system improvements mean statutory obligations arise with regard to fire or structural safety.

Statutory Requirements:

In accordance with the legislation UWTSD Construction has to liaise with the Accountable Person who will be the local authority in order to make necessary assessment of the safety case at various stages before, during and after the work.

These assessment entail undertaking a professional fire and structural risk assessment which must only be done by competent individuals.

Duties to Residents:

The building safety bill allows residents to access all relevant safety information and raise concerns.

As contractors we need to ensure good communication concerning the installation of internal sprinklers and kitchens.

We will in turn need to receive their cooperation with safety measures.

Compliance with Health and Safety Requirements

Working at Height (Scaffolding)

The work at height regulations 2005 apply in this case because there is a risk of falls liable to cause injury during the external cladding work.

Example of Compliance:

Fixed tubular scaffold would be needed to install the cladding and repair the facade.

The scaffold structures should be inspected by a competent person when the structure is erected after any event likely to affect its stability for example strong winds and then periodically no less frequently than every 7 days.

Competent Person Requirements:

Inspections need to be carried out by a competent individual such as site manager or supervisor who has undergone training in the area SMSTS 5-day SSSTS 2 days.

Material Storage and Fire Safety To meet the requirements of the Regulatory Reform (Fire Safety) Order 2005 we need to manage an increased fire load caused by construction activities.

Waste Disposal:

Waste material (combustible) and refuse should not be allowed to accumulate.

Skips should be properly secured and located at least 6 metres away from the tower block to guard against a fire outbreak in case of arson.

Flammable Liquids:

Flammable materials such as paints and adhesives used in the construction activities should be stored in fire resisting cabinet or bin not exceeding 50 litres.

It must also be properly locked when not in use.

Hot Work:

Activities such as welding should be undertaken using permit to work system and ensure that the site is cleared of any smoldering material when the site is abandoned at night.

Traffic Management and Site Security There must be appropriate planning to accommodate pedestrian including the tenants and vehicular movement in the project site.

Segregation:

The use of suitable barriers and designated traffic routes will facilitate physical segregation between the construction plant such as delivery lorries and pedestrians.

Site Perimeter Control:

Since the site is an occupied residential site, it will be necessary to put up fencing around it and mark it with warning mandatory and prohibition signs to avoid the danger of unauthorised access to children and member of the public.

Welfare Facilities the Construction (Design and Management) Regulations CDM 2015 stipulates adequate welfare facilities prior to the commencement of construction.

Sanitary and Washing Facilities:

Ventilated toilets and washing facilities with hot and cold-water supply with soap and appropriate drying facilities should be provided.

These should preferably be segregated for use by male and female.

Facilities for Rest:

A properly heated area for resting purposes will be provided with sufficient tables and chairs with backs.

There should be facilities for boiling water and cooking meals.

Construction (Design and Management) Regulations (CDM 2015)

Construction Phase Plan (CPP):

Given that there are multiple contractors involved in the project it will be necessary to produce.

Primary Management Legislation

Construction (Design and Management) Regulations 2015 (CDM)

The CDM Regulations represent the general legal framework of managing a construction project.

Managerial procedures:

Since this project involves more than one contractor and will likely take more than 30 days with more than 20 employees at one time, it is notifiable to the HSE.

A CPP should be prepared prior to setting up the construction site.

The plan should document the arrangements for managing the significant risks including site rules and measures for dealing with hazards such as falling from heights.

Training and Information:

All employees shall undergo site specific training.

This includes informing employees about the site layout emergency measures and the placement of first aid equipment on site.

Completion of project:

Upon completion of the project, the management shall hand over a Health and Safety File to the client.

It contains as built information as well as details on potentially hazardous substances to ensure safe maintenance in the future.

Building Safety Act 2022 & Building Safety (Wales) Bill Both pieces of legislation are relevant to HRBs which in Wales means those building which are 18 meters tall or at least 7 stories in height.

Managerial Procedures:

The managers shall cooperate with the Accountable Person in assessing fire and structural risk.

The structure safety assessment is obligatory for a Category 1 building, in this case Croft Street Block 2.

Operational Compliance Procedures

Working at height (Scaffolding and MEWPs)

In accordance with the WAHR, the managers should follow the priority of avoidance, prevention and minimizing the consequences of a fall while performing works at heights.

Hot Work Permits:

Activities associated with welding, soldering, grinding and other heat-generating works require following the Permit to Work procedure. It involves checking the area and establishing a policy among contractors concerning inspecting the area for smouldering fires every day when leaving the site.

Material Management:

The managers should monitor combustible materials and accumulated rubbish to maintain appropriate escape routes.

Traffic Management and Site Security

Managers are required to organize traffic flow on the construction site in such a way as to secure movement of pedestrians and vehicles safely.

Segregation:

Special barriers and markings should be used to segregate the movement of pedestrians in residential areas and construction vehicles.

Security:

The entire site needs to be fenced with appropriate signs preventing access to the construction site especially by children or disabled persons from the surrounding residential area.

Welfare Facilities According to the CDM 2015 Schedule 2, sufficient facilities should be available before the beginning of work.

Managerial Procedures:

The facilities should include well-ventilated toilets, washing facilities with hot and cold water as well as a heated room for resting with tables and chairs.

When possible, separate rooms shall be arranged for use by males and females.

Glossary of Terms, Acronyms and Abbreviations

Term/Acronym Definition

ACOP

Approved Code of Practice

Providing practical guidance for the implementation of H&S legislation.

Accountable Person (AP)

The person or organisation responsible for managing fire and structural safety of an occupied HRB.

BSA 2022 Building Safety Act 2022.

Category 1 Building

In Wales this is the term used for a building which is at least 18m tall or ≥ 7 storeys in height.

CDM 2015 Construction (Design and Management) Regulations 2015.

COSHH

Control of Substances Hazardous to Health Regulations 2002.

CPP

Construction Phase Plan

FSO

Regulatory Reform (Fire Safety)

Order 2005.

Golden Thread

A digital record containing the latest data on the state of the building.

HRB

Higher Risk Building – buildings that require enhanced regulation.

HSE

Health and Safety Executive (UK body regulating matters of H&S in Great Britain)

Notification and Duty Holders

Since the duration of this project exceeds 18 months, notification to the HSE is required.

Notification F10:

An F10 notice must be made by the management team as the work will take more than 30 working days and possibly employ more than 20 workers at once.

This notice must be put up visibly within the site office.

Principal Contractor PC:

UWTSD Construction is the principal contractor, it is the responsibility of the PC to plan, organise, monitor and manage the construction process.

Important Documents and Compliance Procedures

Construction Phase Plan CPP:

The PC must develop a Construction Phase Plan prior to establishing a construction site.

Managerial Actions:

The construction phase plan is living document that requires regular review and updating throughout the construction process.

Site induction and Training

The PC is responsible for the provision of induction training for the provision of induction training for each worker regarding risks and their control.

Process:

Site inductions for Croft Street site shall include the layout of the site, evacuation procedures for the tower block and Permit to Work system for “hot work” operations such as welding/soldering of fire sprinklers.

Competence:

It is the responsibility of management to establish that all appointed contractors are competent to carry out their duties meaning they possess appropriate qualifications, knowledge. Skill and organisational capabilities.

It would be good practice to check whether contractors have any certificates such as SMSTS or SSSTS.

The health and safety file the PD assisted by the PC must prepare a file for anyone who will undertake further work on the building.

Compliance Example:

In this particular project, the health and safety file must contain information such as drawings of the fire sprinkler system and weatherproof cladding material used in the refurbishment.

This will help with future maintenance.

General Site Requirements

Working at Height (Scaffolding)

Welfare Facilities:

The PC is responsible for providing welfare facilities prior to construction activities.

Conclusion

The completion of the retrofitting of Croft Street Block 2 will be dependent upon a well thought out health and safety management process.

While the Building Safety Act 2022 and the building safety Wales bill provide legal requirements, these need to be compiled with because of its classification as a category 1 higher risk building.

Form a management point of view, the following issues must be addressed:

The establishment of a golden thread of digitally recorded information is essential for documenting any safety critical decisions made throughout the retrofit of the building for the rest of its life cycle.

Compliance with the CDM 2015 legislation will ensure that any high-risk operations e.g. working at heights and structural alteration are controlled through competent supervision and inductions to site conditions.

Since it is occupied residential premises, it is essential that the resident voice is heard.

Communication about any safety precautions, such as fire sprinklers and fire door system is important⁶ to foster a culture of working together between the contractors and the occupants.

Continuous review of both the fire and structural risk assessment will have to take place since they are living document that should change according to any risks identified during the process of retrofitting.

Through these legislative requirements, the UWTSD Construction will mitigate any potential hazards associated with high rise residential projects.

The projects will end with delivering a Health and Safety file for the Client to document all aspects of health and safety of the project as well the built information.

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