



Building Safety Act Policy

Introduced: June 2024

Next review date: July 2026

The Construction (Design and Management) Regulations 2015
The Building Safety Act 2022 and The Fire Safety Act 2021

Good management of health and safety on site is crucial to the successful and safe delivery of a construction project. Depending on the size and nature of a project, either the company or individual managers may hold duties as a Client; Principal Designer; Designer; Principal Contractor; Contractor; and/or Worker. The person responsible for the implementation of this policy is the Safety Director, and the co-operation of all members of management and staff is required.

Duty Holders Under the Regulations

The following groups (which contain almost everyone involved in construction work) have duties under these regulations, either for all construction projects, or only for notifiable projects.

- Clients (all projects): anyone having construction work carried out on their behalf.
- Principal Designers must be appointed on all projects where there is more than one contractor engaged, to plan, manage, monitor and coordinate health and safety in the pre-construction phase of a project including identifying, eliminating or controlling foreseeable risks, ensuring designers carry out their duties, prepare and provide relevant information to other dutyholders, liaise with the principal contractor to help in the planning, management, monitoring and coordination of the construction phase.
- Designers (all projects): those who, as part of their work, prepare design drawings, specifications and bills of quantities, and those who specify articles and substances. Note that this relates to the function performed and not to a job title.
- Principal Contractors must be appointed on all projects where there is more than one contractor engaged. Principal contractors are usually the main or managing contractor and their role is to plan, manage, and coordinate health and safety while construction work takes place.
- Contractors (all projects): businesses involved in construction, alteration, maintenance, or demolition work (e.g. building, civil engineering, mechanical, electrical, demolition and maintenance companies, as well as partnerships and the self-employed).
- Workers (all projects): all those who carry out work during construction, alteration, maintenance, or demolition (e.g. bricklayers, scaffolders, plumbers, electricians, and painters).

Signed

Date 29th August 2025

Dafydd Hollyman, We Are Ease Ltd. Managing Director

Document Control

Version	Issue Date	Revision Date	Changes Made	Approved by:
1.0	June 2024		Initial Issue	D Hollyman (MD)
2.0		29/8/2025	Director to Managing Director	D Hollyman (MD)



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