

The Construction (Design & Management) Regulations , commonly known as CDM Regulations, were first introduced in 1995 and were substantially updated in 2007.

The key aim of the CDM Regulations is to integrate health and safety into the management of the project. This includes :

- H&S issues affecting those workers involved in the construction process
- The H&S of those who may continue to use the building or surrounding areas during the building operations
- The H&S of those who maintain and clean the building upon completion.

WHEN THE REGULATIONS APPLY

Most building projects fall within the scope of The Construction (Design & Management) Regulations 2007.

However, the full requirements the Regulations do not apply to some smaller projects which include :

- Work undertaken for owners on their own residential property
- Commercial work not lasting more than 30 working days, or involving less than 500 person days (e.g. 50 persons working over 10 days)

All other projects are notifiable and notice has to be served to the Health and Safety Executive .

THE CDM CO-ORDINATOR

For notifiable projects the client is obliged by law to appoint a CDM CO-ORDINATOR who will advise on H&S matters during the design and construction stages, and who will arrange for a full H&S record file to be prepared upon completion of the project.

Early appointment of the CDM Co-ordinator is crucial as detailed design work , such as submission of a planning application, is not permitted to proceed until a CDM Co-ordinator has been appointed.

PRE-TENDER H&S INFORMATION

The CDM Co-ordinator will arrange for pre-tender H&S information, sometime known as a Health & Safety Plan, to be provided to accompany the tender drawings and information package. It will include such matters as identifying and reducing risks during the construction process.

Where the building or site is to continue to be used by others during the construction process, other matters will need to be considered such as protection, fencing, delivery arrangements,

working hours, continuity of services, temporary adjustments to access routes and escape routes , temporary lighting etc.

The client will also be obliged to make any information already known regarding the building construction, services, contamination, dangerous/flammable materials etc to be available. For occupied buildings this may include details of any restrictions, emergency evacuation procedures etc

HEALTH & SAFETY FILE

Upon completion of the project, the CDM Co-ordinator will arrange for the production of a Health & Safety File, which acts as a record of building work undertaken, suitable for the maintenance of the building and typically including operating instructions for equipment etc where applicable.

The client should keep the file available for all those who need to use it. This will usually include maintenance and cleaning contractors, service engineers, managers or staff, and in the future the file will be required by the Planning Supervisor or Building Contractors preparing or carrying out future construction or maintenance work.

Ideally, the Health and Safety File should be kept available for inspection on the premises to which it relates.

FURTHER INFORMATION

This brief technical guide is intended to give an outline only of the Regulations and their implications for those who are not familiar with them.

Various guides are available from the Health and Safety Executive regarding the CDM Regulations. These are available to download from their web site www.hse.gov.uk

For basic information on the Regulations and the client's duties refer to the guide entitled "Want construction work done safely?" which is a quick guide for clients regarding their responsibilities under the Construction (Design & Management) Regulations 2007

For more detailed information, we also recommend that clients obtain a copy of "Managing Health & Safety in Construction – Approved Code of Practice" which is available from the Health & Safety Executive for around £15. Contact www.hse.gov.uk This document gives much more in-depth guidance of the responsibilities for each stage of the project, during the planning stages, construction stages, and upon completion. Appendix 2 and Appendix 3 of this document outlines the information that will need to be prepared for each section of the work before construction commences.