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Offer of summary of the Principal Contractor meeting the Building Safety Act requirements

Now that we have the Building Safety Act and secondary legislation and empowerment of the new duty holders, the competence and systems which the Principal Contractor (PC) has developed through CDM compliance are enhanced with benefit to all engaged in the project.

As a PC we know we must demonstrate efficient means to plan, manage and monitor the building work ensuring, communication, cooperation and coordination between the duty holders after clear and constructive liaising with the Principal Designer and the Client who will have provisions for an Accountable Person role with a clear agenda for care of the building occupants through all their functions, their safety and that of the premises otherwise we will not satisfy the gateways and neither will we receive practical completion certificate.

The earliest engagement of the PC and respect of their experience in efficient and safe building practices and quality confirming digital capture systems to demonstrate achieved quality is therefore essential.

Means to avoid ambiguity in responsibility for elements of project risk must be voiced and openly evaluated and resolved, ideally at the earliest opportunity after conception of the scheme. This will then allow the resulting Specification to be examined to generate the Project Risk Assessment whereby all areas can be reviewed. The results of this are many fold, beginning with a generation of confidence in the credentials of individuals and companies and the highlighting of areas which are not acceptable risk to the PC or are directly linked to obligations which the Client should clarify, such as with asbestos containing materials surveys,

current mechanical and electrical systems in awareness of incidental ecological or archaeological interests which could present delay.

Having satisfied the areas of risk responsibility efficient engagement with the PC's Supply chain applying the full knowledge of the project challenges can be actioned. This will achieve quality of product and the best scheduling available so conforming to an accurate program of works ideally within the contract completion date.

Clarity and specification accuracy at the earliest are the prime movers to allow focus on the objectives of the BS Act and allow the PC to exercise mechanisms which will satisfy the requirements and to ensure that work is placed with experienced competent contractors who are not baulked by the quality of installation capture requirements such as the digital systems. Examples being "Fieldwire" or "Fieldpoint" which are excellent for stream-lining and scheduling operations linking to installation specific geotagged location and operative identity, both as a competent authorised installer. With the capacity to interface with stock control and invoicing, all which can be accentuated by the digital photograph and as built drawings updating.

The requirements to confirm quality of installation by proof of photographic capture of the stages of installation of specified products is of critical importance. Such as when linked to adequacy of passive Fire spread prevention installations and the in-situation test evidence as assurance of witnessing the integrity testing by competent and identifiable operatives.

The Golden Thread. The PC must have the capacity to develop the data capture of the digital systems to compliment the specification and design by accurate as built detail which in all probability will be the case due to within build innovative pragmatic solutions applied to problems not anticipated by BIM application, or as the result of frustrations of product supply or by Contractor installation disruption to attendance commitments necessitating leapfrog programming and circumstantial installation bottlenecks as a result.

The accuracy of The Golden Thread is of benefit not only to meet the completion of project Certificate essentials but as an improvement on the previous pattern Operation and Maintenance Manual standards, which are now augmented with exact product in location detail and figuratively putting flesh on the bones, such as with new installation of services and cable routes which have subsequently been closed in. These would otherwise present difficulty in proving adequate installation to criteria such as "Managing Escape of Water Risk on Construction Sites", under CIREG, or the adequacy of prevention of Fire installations when compared to the "Fire Protection on Construction Sites" 10th JCOP by the CLG. Full detail and information will expediate repairs in critical premises such as Hospitals and Care Homes.

The PC in 2024 must apply the SMART principles and coupling these with the well established safety criteria of the Principles of Prevention taken from the Management of H&S at Work Regulations, will be well placed to meet the duties demanded and will allow peace of mind for the PC moving into the future with confidence and an assurance for the Client and future owner occupiers just in case a 30 year historic item should manifest.