



Welcome to November's **Faith in Maintenance** email bulletin.

This month we return to the subject of health and safety but this time we will be looking at how it relates to running projects involving repair and/or new construction. The information in this bulletin is taken from website of the [Health and Safety Executive \(HSE\)](#) where you can find detailed advice on all health and safety topics. If you have a subject that you would like us to cover in a future bulletin let us know by emailing the team at [info@spabfim.org.uk](mailto:info@spabfim.org.uk).

## Things to think about...

*Construction (Design and Management) Regulations* were first introduced in 1994 in recognition of the need to reduce risk on construction sites by means of better co-ordination, management and co-operation between all those involved in construction projects. *CDM 94* led to a major change in how the construction industry managed health and safety and for the first time the duties on clients and designers were made more explicit.

However, as time passed it became clear that *CDM 94* was not delivering the improvements in health and safety that were expected of it. The implementation of the new approach, particularly amongst clients and designers, was very slow and improvements in planning, management, communications and co-ordination were less than expected. In addition, the defensive verification approach adopted by many practitioners led to unnecessary complexity and bureaucracy. As a result the *Construction (Design and Management) Regulations 2007* were introduced in order to:

- Simplify the regulations and improve clarity
- Strengthen requirements on co-operation and co-ordination
- Simplify competence assessment, reduce bureaucracy and raise standards

They also reinforced the message that all those who have a role in construction projects, including clients, have their part to play in improving the industry's health and safety record. In terms of *CDM 2007* a 'client' is anyone who is having construction or building work carried out (although domestic clients are excluded). When considering repairs or new work to places of worship the client is likely to be the Parochial Church Council, Property Committee or Fabric Committee etc.

## Things to do...

On all projects clients need to:

- Check the competence and resources of all appointees (designers, contractors etc.)
- Ensure there are suitable management arrangements for the project welfare facilities
- Allow sufficient time and resources for all stages of the project to be carried out properly
- Provide pre-construction information to the designers and contractors

Where projects are notifiable i.e. where the construction phase is likely to involve more than 30 days or require more than 500 person days of construction work, clients must also:

- Appoint a CDM co-ordinator
- Appoint a principal contractor
- Provide information relating to the health and safety file to the CDM co-ordinator
- Make sure that construction work does not start until a construction phase health and safety plan is in place and there are adequate welfare facilities present on site
- Retain and provide access to the health and safety file

## Further information

The HSE has produced a [quick guide for clients \(INDG 411\)](#) explaining their duties under the *Construction (Design and Management) Regulations 2007*. There is also a *Frequently Asked Questions* page for clients on the [HSE website](#) or you can call the [HSE Infoline](#) if you would like further information.

## Need more help?

If you have any questions about maintenance or repair issues contact our [Technical Helpline](#) for advice and guidance. This service is normally available on **Fridays** between **9.30am and 3.30pm** on **0207 456 0916**. Alternatively you can mail your questions to [advice@spabfim.org.uk](mailto:advice@spabfim.org.uk). Copies of the SPAB's range of Technical Pamphlets and Information Sheets are available to purchase from our [online bookshop](#).

## National Maintenance Week ~ November 19th to 26th

Regular maintenance is vital for all properties, regardless of age, scale or purpose. Now in its ninth year, SPAB's annual [National Maintenance Week](#) brings practical and straightforward advice on maintenance and repairs to everyone who looks after a property. As usual, [National Maintenance Week](#) takes place at the end of November, just as winter weather threatens the worst. This year, Laurence Llewelyn-

Bowen, who regularly brings his knowledge of historic detail and styling to millions of people through his TV and radio appearances, shares his passion for timely repair with his [maintenance top tips](#). Laurence knows that, when it comes to property, getting the basics right really counts.

**Sara Crofts** Faith in Maintenance Project Director

*Stave off decay by daily care ~ William Morris 1877*

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