

HEALTH & SAFETY LAWS

Each year more than 50 people are killed and 1000's injured with small sites accounting for 75% of these incidents. Working with the Self-Build Portal, the HSE produced specific guidance for the Self-Build sector in March 2012, to clarify your responsibility.

Self-Build Zone's range of New Build, Conversion and Home Improvement policies all provide essential cover in the event you are prosecuted by HSE but you need to identify your "duties".

Self-Builders will have duties under workplace Health and Safety law if:-

- a) they intend to sell the property on completion, in which case they would be considered to be a developer**
- b) the self-builder directly employs (even if only temporarily), workers to build the property**
- c) they choose to manage the project taking on contractors to do the work**

The Construction (Design and Management) Regulations 2007 (CDM) place duties on all those in the construction supply chain including the Client, Designers and Contractors. Many of the regulations apply to anyone who has control over the way in which construction work is carried out and this will include those self-builders who fall into b) and c) above.

The Self-Builder who takes on the project management role would have duties to ensure:

- Health and Safety risks are properly controlled throughout the project
- activities are co-ordinated to ensure the work is done safely
- contractors who they appoint are competent to do the work safely, and
- those working on site co-operate with each other.

Where the self-builder employs workers they should obtain Employers' Liability Insurance and they have a duty to control the risks that arise from the construction work.

- There is no requirement to notify HSE of the project
- A CDM Co-ordinator need not be appointed
- A health and safety plan does not have to be prepared
- A health and safety file does not have to be prepared for the completed structure/building



Self-Build Category

Entirely DIY

Provided that the self-builder does not plan to sell the property on completion the legislation will not apply .

Self-managed with own labour and subcontractors

The self-builder will be exercising control and the legislation will apply. Where the self-builder employs labour they will attract additional duties for their employees.

Self-managed with subcontractors

The self-builder will be exercising control and the legislation will apply.

Kit home with self-managed trades

The self-builder will be exercising control and the legislation will apply at the point at which either the kit supplier has completed their work and handed the site over or when the self-builder or his contractors begin work on site.

Watertight shell with self-managed finishes

The self-builder will be exercising control and the legislation will apply at the point at which either the contractor has completed their work and handed the shell/site over or when the self-builder or his contractors begin work on site.

Turnkey project with active client

The legislation will not apply to the self-builder.

Custom homebuilding

The legislation will not apply to the self-builder.



For more information or to obtain a quotation go online at

WWW.SELFBUILDZONE.COM

or call the Self-Build Zone team on

0845 230 9874