

BUILDING SAFETY POLICY

DATE: APRIL 2024



1. Purpose of the Policy

This policy sets out how Feltham Group Ltd & subsidiary companies (Feltham) propose to meet their obligations under the requirements of the Building Safety Act, the Fire Safety Act 2021 and other legislative and regulatory changes that have been introduced. This policy details how the Groups approach to Building Safety will ensure that we comply with the legislation.

Feltham do not undertake any works on Higher Risk Buildings (HRB's) and this policy does not therefore include those requirements specific to working on HRB's.

Effective Fire Safety and Health & Safety policies are already implemented which will also support this policy.

This policy outlines how we:

- Follow new design and construction standards.
- Meet our commitment to keep residents safe.
- Engage with residents and share building safety information with them.
- Hold those responsible for building safety defects to account.
- Work with regulators and provide them the information they require.

2. Scope of the Policy

This Policy applies to all employees of Feltham and is applicable to all buildings as defined in the Building Safety Act (BSA). Higher risk buildings are defined as those of 18m+ in height, or 7 storeys and above.

This policy will be reviewed and updated as changes to the BSA are introduced to ensure this policy remains fit for purpose.

3. Policy Detail

This policy details how Feltham will meet the requirements of the Fire Safety Act and BSA and ensure the Group is adequately resourced to deliver on the requirements of the legislation. Feltham will:

- Achieve compliance with legislation
- Monitor, review and update the policy as required.
- Appoint designated individuals under our control to manage the functions of Principal Contractor.
- Coordinate with the client/principal accountable person
- Ensure residents safety during construction/remedial work
- Develop resident and building safety focused relationships with fire and rescue and local fire authorities.
- Carry out regular inspections of applicable buildings and the work areas in our control to identify and resolve any hazards by taking corrective action
- Ensure general precautions are undertaken, such as the regular inspection of communal areas and all fire doors throughout all buildings in line with legislation
- Maintain appropriate arrangements for the effective planning, control, monitoring, and review of building safety which considers each building and resident needs including those with disabilities
- Develop and retain specific building information to be "digital by default" and ensure this meets the prescribed information requirements
- Ensure we continue to effectively engage with all customers (and ensure this engagement considers the individual needs across all age groups and diversities which will be delivered in a number of ways (for example face to face, letters, website information)

- Deliver this approach consistently across all applicable buildings
- Ensure that all staff who work in or around the buildings applicable to this policy are competent to do the work required
- Provide information in a timely manner as required by the legislation and building regulator.

4. Design and Construction

4.1 Duty holders

Feltham will take reasonable measures to ensure that the role and competency of duty holders during design and construction meet the requirements of the legislation.

The key duty holders through design and construction set out in the Act are modelled on the duty holder roles under the Construction Design and Management regulations 2015 (CDM). CDM and Building Safety Act duty holders are independent and may be assigned to different individuals or organisations.

The key duty holders through design and construction set out in the Act are,

- the client
- the principal designer
- Designers
- the principal contractor
- Contractors

The client must ensure the competence of relevant duty holders.

Feltham will ensure requirements are in place for relevant duty holders to meet the provision of prescribed documents.

4.2 Contractor Management

The act specifies that only "Competent Contractors" can work in or on buildings within the scope of the BSA.

Feltham will ensure that all contractors and operatives are competent to carry out works and will continue to develop and maintain an approved contractor register.

Feltham will continue to develop and implement a "Permit to Work" scheme on all in-scope buildings, which will ensure that Risk Assessments and Method Statements for each piece of work have been reviewed and approved, prior to commencement of any works.

No "Hot Works" will be allowed in any in-scope buildings, without prior approval. A detailed Risk Assessment and Method Statement will be required, which must include how a small initial fire in the local area will be extinguished.

Feltham will ensure all materials used meet the requirements of current legislation and building regulations approved documents.

4.3 Change Control

Feltham will take reasonable measures for control planning and change control to be managed and communicated.

5. Communication and Engagement

Feltham will take reasonable measures for collaboration and clear communication between building safety managers, housing officers, property management officers, third-party building management organisations and stakeholders such as fire and rescue services.

Feltham will deliver its responsibilities in this area by ensuring we provide a site-specific document that highlights all this information.

6. Review Frequency

The BSA legislation will continue to be developed and be subject to update and change, following guidance or regulation changes.

To support this and ensure that this policy is kept up to date with any changes in guidance or legislation, Feltham will review this policy on a period not exceeding 12 months.

Signed:  -

Managing Director

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