

## The new Construction, (Design & Management) Regulations, April 2015 (CDM) – How they affect Schools.



CDM applies to all building and construction work and includes new build, demolition, refurbishment, extensions, conversions, repair and maintenance.

The new CDM 2015 Regulations place an increased responsibility on clients (those responsible for commissioning work) to ensure that the construction/refurbishment project is set up and carried out in a way that adequately controls risks to health and safety.

CDM 2015 is not about creating unnecessary and unhelpful processes and paperwork. It is about choosing the right team and helping them to work together to ensure health and safety.

### Do you commission construction work?

The Client is a named role within the regulations and brings specific responsibilities. The main duty for clients is to make sure that their project is suitably managed, ensuring the health and safety of all who might be affected by the work, including members of the public.

<b>Am I a Client? Am I responsible?</b>	
<p><b>Building works organised and managed by the school.</b></p> <p>This includes:</p> <ul style="list-style-type: none"> <li>• Building works funded by Learning and Skills Capital Programme</li> <li>• Devolved Formula Capital (DFC) building works organised and managed by the school</li> <li>• LCVAP funded building works organised and managed by the school</li> <li>• Building works funded using Delegated School Budgets, Revenue, PTA etc.</li> </ul> <p>The school will be the client. Where Premises Services are engaged to deliver the project, they will support and advise the client in their role.</p>	<b>Yes</b>

<p><b>Building works funded by Local Authority, organised and managed by Premises Services.</b></p> <p>The Local Authority will be the Client, with support and advice from Premises Services.</p>	<p><b>No</b></p>
<p><b>Landlord Emergency Repair</b></p> <p>Premises Services are the client if you buy into Shropshire Council's Emergency Repair Fund. If you do not, you are the responsible client.</p>	<p><b>Maybe...</b></p>
<p><b>Tenant Repair and Maintenance work</b></p> <p>Premises Services assume client responsibilities if you buy into Premises Services' Tenant Repair and Maintenance scheme at a Standard or Enhanced level. If you buy into the scheme at a basic level, or do not buy into the scheme at all, you are the responsible client.</p>	<p><b>Maybe...</b></p>

The [CDM Regulations 2015](#) are the main set of regulations for managing the health, safety and welfare on construction projects.

They place responsibility for managing the health and safety of a construction project on three main duty holders:

- The Client – the organisation for which a construction project is carried out.
- The Principal Designer
- The Principal Contractor

These regulations set out a number of [actions that Clients must do](#) so that they play their part with designers, contractors and product suppliers in securing the wellbeing of the site workers and building users. Failure to do so could lead to prosecution, fines and penalties; serious accidents bring their own adverse publicity. Getting it right will benefit a well-run and safe project, which in turn will deliver a building that is safe to operate.

Any uncertainty as to the identity of the Client will need to be resolved as early as possible. Further information around identifying the client is given in [HSE's CDM guidance](#) – see page 15.

Need more help...Training is available through the H&S Team – 01743 252819

The H&S Team deliver regular School-related H&S updates/workshops. To keep up to speed with the changing health and safety environment book your place now on the next sessions by calling the above telephone number.

Link to [HSE's CDM pages](#).