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## onstruction Design and Management

The Construction Design and Management Regulations (CDM) came into force in 1994 and were revised in 2007. The regulations aim to improve safety in the construction industry, which employs over two million people in the UK. Many FM related refurbishment or maintenance projects will fall within the scope of the Regulations.

CDM 2007 applies to all commercial construction work, no matter how insignificant; however, projects that last more than 30 days or involve 500 person days of construction work are notifiable to the Health and Safety Executive.

The Regulations place legal duties on virtually everyone involved in the work who are known as 'dutyholders'. These include the Client, the Designer, Principal Contractor, Other Contractors and Workers. In addition, for notifiable projects a 'CDM co-ordinator' has to be appointed to advise the Client on health and safety issues during the design and planning phases. All of these Dutyholders have specific roles and responsibilities during the project.

The Facilities Manager is most likely to fulfil the role of Client. The Client has the overriding duty to ensure that arrangements made for managing the project will be carried out, so far as is reasonably practicable, without risk to the health and safety of any person. The client also has to ensure that there are suitable welfare arrangements for the workers and that a structure to be used as a workplace after construction will comply with the Workplace (Health, Safety and Welfare) Regulations 1992.

The CDM coordinator has replaced the role of the planning supervisor under the CDM 1994 Regulations. The CDM coordinator has to ensure that arrangements are in place for planning and coordinating health and safety measures before and during construction. The CDM coordinator is required to prepare a health and safety file and to liaise with the Principal Contractor on their Construction Phase H&S Plan.

The designer has obligations that apply to all construction work and must satisfy themselves that the client is aware of its duties under CDM 2007. They must identify a list of specific risks that covers the full lifecycle of a project, including ongoing facilities management issues.

The principal contractor has the overall responsibility to plan, manage and monitor the construction phase of the work so that it is carried out without risk to health and safety. The principal contractor shares information with others through the Construction Phase Plan. This should be a dynamic document, subject to continuous review and amendment throughout the construction phase.

On completion of a notifiable construction project, the CDM Coordinator is required to prepare a health and safety file that is handed over to the client. The health and safety file is an important record document and should be easily accessible to others who will be responsible for later construction work associated with structure or its maintenance, repair, renovation or demolition.

*The CDM 2007 Approved Code of Practice has special legal status and gives practical advice for all those involved in construction work. It is available from HSE Books and can be downloaded free from [www.hse.gov.uk](http://www.hse.gov.uk)*