

I 1.1 INTRODUCTION, LEGAL DUTIES AND KEY PARTIES

1.1.1 Introduction, Legal Duties and Key Parties Introduction

The site is located at **P21-043 Holloway Head, Birmingham (Block C & D), Lonsdale House, 52 Bulcher Street, Birmingham, B1 1QU**. This Health and Safety File has been produced to comply with the requirements of Regulations 12 and 9(3) of the Construction (Design and Management) Regulations 2015.

Legal Duties Client's Duties

The client and lease holders / tenants should be aware of their duties under Regulation 4 of the Construction (Design and Management) Regulations 2015. Clients should also be aware that they have obligations under other Regulations created under the Health and Safety at Work etc Act 1974, the Management of Health and Safety at Work Regulations 1999 (the "Management Regs") and the Provision and Use of Work Equipment Regulations 1998 (PUWER). This is particularly the case with respect to cleaning and maintenance. For further details, refer to the Health and Safety executive, or to the Association for Project Safety.

Purpose of the Health and Safety File

This Health and Safety File contains information, relating to the structure or project, which it is reasonably foreseeable will be necessary to ensure the health and safety of any person, who is carrying out or will carry out construction work or cleaning work in or on the structure, or of any person who may be affected by the work of such a person at work. Where the user wishes to carry out alterations to the project, the Health and Safety File will provide assistance; however professional advice should be sought where there is any doubt.

Information to Others

Under Construction (Design and Management) Regulations 2015 Regulation 4, every Client shall take such steps as it is reasonable for a person in his position to take to ensure that the information in the Health and Safety File is kept available for inspection by any person who may need information from the File for the purpose of complying with the requirements and prohibitions imposed by the relevant statutory provisions. This would apply, for example, to window cleaners.

The Building Manual

This Health and Safety File forms the first part of a set of Building Manuals, prepared for issue to the Client, on completion of the construction phase.

An index for the full set of Building Manuals follows below.

The Works

This Health and Safety File is designed to be enlarged as alterations are made to the project/building. Where alterations of a significant nature are carried out (i.e. where much of this Health and Safety File becomes superseded), a new Health and Safety File may need to be prepared and the previous one disposed of or archived (as "superseded"). Users may find it prudent to include reference to any suspected hazards that have been covered up. It is only intended that the Health and Safety File should contain detailed information relevant to Health and Safety.

SECTION 1.1: Introduction, Legal Duties and Key Parties

Where the user wishes to carry out alterations to the project, such as forming holes, changing the loading on the structure, or where there is any doubt, professional advice should be sought. The works described in this File relate only to the Contract Works and do not cover possible hazards outside the area of the Works.

Updating the File

The Health and Safety File should be kept up to date. Additions to the Health and Safety File will normally only relate to that part of the original construction affected by any additional works. For a series of projects on an existing building, it may be appropriate to have the Files consolidated into a single record. Reference should also be made to the Amendment Record provided on page 4 of this Section for recording the updating of the Health and Safety File.

The Client is advised to periodically check and update all the additional copies of the Building Manual that have been provided, as previously detailed.

Transfer of the File

The Health and Safety File is a transferable document. When a project/building owner disposes of the whole of or part of the property, the whole of the Health and Safety File, or the relevant part(s) of the File must, by law, be passed on to the purchaser or purchasers.

SECTION 1.1: Introduction, Legal Duties and Key Parties

1.1.2 Project Description

P21-043 Holloway Head, Birmingham (Block C & D)

Lonsdale House

52 Bulcher Street

Birmingham

B1 1QU

Information provided by Corstorphine & Wright Architects, the Architects

3&4 Blucher Street, Birmingham. Land bounded by Holloway Head, Blucher Street, Ellis Street and Brownsea Drive.

Demolition of existing buildings and erection of multi-storey residential buildings with 233no. apartments across 2no. residential blocks joined by connected podium level containing car and cycle parking.

SECTION 1.1: Introduction, Legal Duties and Key Parties

1.1.3 Project Timescale

Commenced: **13th January 2022**

Completed: **24th June 2024**

Defect Period: From: **24th June 2024 – To: 24th June 2026**