



# Building Safety Policy

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KDD Construction LTD is committed to ensuring the highest standards of building safety across all projects. This policy outlines our responsibilities and approach to managing safety risks throughout the design, construction, and post-completion phases of a building's lifecycle — with a particular emphasis on high-risk buildings (HRBs), life safety systems, and compliance with the Building Safety Act 2022.

## 1. Scope

This policy applies to:

- All construction, refurbishment, and maintenance projects managed by KDD Construction LTD
- All employees, subcontractors, and consultants
- All building types, with enhanced procedures for high-risk buildings (HRBs) as defined under the Building Safety Act
- All phases of the project — from planning and design to occupation and handover

## 2. Policy Statement

We recognise our role as Principal Contractor in ensuring that buildings are constructed safely, meet legal and performance standards, and are fit for occupation. Our key commitments are:

- To comply with the Building Safety Act 2022, including its requirements around dutyholders, the golden thread of information, and building control gateways
- To ensure building safety risks are identified and controlled throughout the project
- To promote a culture of transparency, accountability, and safety-first decision making
- To maintain and share accurate, accessible digital records throughout the building lifecycle

## 3. Roles and Responsibilities

### a. Principal Contractor (PC)

As PC, we are responsible for planning, managing, and monitoring the construction phase to ensure the building is constructed safely and in compliance with Building Regulations.

### b. Site Management and Supervisors

- Ensure safe systems of work
- Monitor subcontractor performance and competence
- Maintain records of compliance, inspections, and corrective actions

### c. Designers and Dutyholders

We will work with clients, Principal Designers, and other dutyholders to ensure design decisions account for building safety risks, especially those affecting structural integrity and fire safety.

## 4. Managing Building Safety Risks

We commit to:

- Identifying and assessing safety risks during design and construction
- Incorporating fire and structural safety features into planning and execution
- Installing life-critical building safety systems (e.g., fire alarms, sprinklers, smoke vents) to manufacturers' specifications and verified by competent persons
- Ensuring clear access and escape routes, fire compartmentation, and safe materials
- Maintaining a clean, defect-free handover with thorough testing and commissioning

## 5. Golden Thread of Information

We will maintain accurate, up-to-date, and accessible digital records for all buildings, including:

- Design intent, construction methods, and approved plan
- Details of building safety systems and materials used
- As-built drawings, product certifications, and test results
- Maintenance and inspection records to support future building safety

This "golden thread" will be shared with the Accountable Person or Building Safety Manager at handover and throughout the occupation phase.

## 6. Compliance with Gateways (for HRBs)

For higher-risk buildings, we will:

- Submit and support documentation required at Gateway Two (pre-construction) and Gateway Three (pre-occupation)
- Engage with the Building Safety Regulator (BSR)
- Ensure that no work proceeds without the necessary approvals

## 7. Training and Competency

We will ensure:

- All workers receive building safety awareness training, including fire risk and structural safety basics
- Managers and supervisors are trained in the requirements of the Building Safety Act
- Only competent, qualified individuals are appointed to carry out regulated works or install critical safety systems

## 8. Reporting, Auditing, and Continuous Improvement

- Safety inspections and internal audits will be carried out regularly
- Any safety concerns or near misses must be reported immediately
- Lessons learned will be fed into future project planning
- This policy and all building safety practices will be reviewed at least annually or following any incident, regulatory update, or project milestone

Signed:



Rumen Kehayov – March 2025

Managing Director