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Policy on Construction Work at BUL			
Policy...✓	Code of Practice...	Guidance Procedure...	
Organisation-wide✓		Local...	
Approved by the University Health & Safety Committee			
Chairman	Date	Dec 2022	Review date 2025

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1 Introduction

It is a legal requirement that all construction work managed and undertaken at BUL is done in accordance with UK government statutory Health & Safety legislation e.g.

- Management Health & Safety at Work Regs 1992
- Construction Design Management (CDM) Regs 2015
- Control of Asbestos Regs 2012
- Gas Safety (Installation and use) Regs 1998
- Fire Safety (England) Regulations 2022
- Control of Substances Hazardous to Health (COSHH) Regs 2002
- Provision and Use of Work Equipment Regs (PUWER) Regs 1998
- Electricity at Work (EAWR) Regs 1989

'Construction Work' as defined within with the CDM (Construction Design Management) Regulations 2015
Reg 2

The Estates Department is responsible for the upkeep of all the BUL Campus buildings, structures and grounds. To facilitate this responsibility, the Estates Department needs to have awareness and control of any '*construction work*' that may affect the building fabric. Including the various services infrastructure that serves the Campus buildings, both externally and internally up to the point of outlet e.g. an electrical isolation switch, socket outlet or local isolating valve that may serve BUL Campus Department equipment.

Typically, '*construction work*' impacting on building fabric would include:

- Wall, floor, ceiling and roof top penetrations including affixing fixtures, fittings, structures and equipment
- Demolition, removal, construction, alteration, renovation and maintenance

Typically, '*construction work*' impacting on building services would include:

External and internal ground penetration, demolition, construction, alteration, renovation and maintenance work to the following Campus building services infrastructure:

- Water
- Electricity (power & lighting, energy management & control systems)
- Gas
- Compressed Air
- Drainage
- Ventilation

2 Scope

This organisational guidance applies to the Uxbridge campus as a whole.

3 Responsibilities

3.1 Deans and Directors of College Operations, Institutes and/or Professional Services.

Deans and Director of College Operations, Institutes and/or Professional Services are responsible for making the following arrangements:

- Ensuring compliance with the requirements of this Policy and bringing this Policy on Construction Work at BUL to the attention all staff within their areas of responsibility.

4 Arrangements

The Estates Department is responsible for the upkeep of all the BUL Campus buildings, structures and grounds. To facilitate this responsibility, the Estates Department needs to have awareness and control of any '*construction work*' that may impact on the building fabric. This includes the various services infrastructure that serves the Campus buildings, both externally and internally up to the point of outlet e.g an electrical isolation switch, socket outlet or local isolating valve that may serve BUL Campus Department equipment.

Typically, '*construction work*' affecting building fabric would include:

- Wall, floor, ceiling and roof top penetrations including affixing fixtures, fittings, structures and equipment
- Demolition, removal, construction, alteration, renovation and maintenance

Typically, '*construction work*' affecting building services would include:

External and internal ground penetration, demolition, construction, alteration, renovation and maintenance work to the following Campus building services infrastructure:

- Water
- Electricity (power & lighting, energy management & control systems)
- Gas
- Compressed Air
- Drainage
- Ventilation

BUL Campus Departments shall be responsible for managing a '*construction work*' that may be associated with the installation and maintenance of their own department equipment from the point of building services infrastructure outlet e.g. an electrical isolation switch, socket outlet or local isolating valve.

To reduce the risk to BUL, and meet Health & Safety legal obligations, BUL Departments shall ensure that all "Construction Works" is managed and undertaken in the following manner:

- Colleges and Departments within the Brunel University must submit proposals for any Construction work within campus buildings that may impact on the building fabric or the building services infrastructure to the Estates Department for authorisation BEFORE any '*construction work*' can be undertaken.
- Construction related works within campus buildings is not permitted without formal written consent from the Estates department.

These proposals include

- 1 Any alterations of any kind to Building Fabric. Special emphasis in regards to Asbestos, fire doors and fire compartmentation
- 2 Any proposal that will require alterations to Building services such as Electrical Supplies, Hot and Cold Water, Gas, Centralised Compressed Air, Ventilation or Drainage systems
- 3 Any proposal that will require alterations to Compliance related assets such as Fume Cupboards, Mechanical handling equipment such as overhead travelling Cranes.
 - Colleges and Departments must be willing to work with Estates and comply with any information requirements associated with the projects Estates approve.
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 - Any works carried out within Campus must be by Competent Contractors who have undertaken the BUL site induction.
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 - Estates need proof of Competencies before any works can start.
- 4 Certain predefined tasks are done by student living handypersons this is by arrangement with estates.