

# 1.1 Introduction, Legal Duties and Key Parties

## 1.1.1 Introduction, Legal Duties and Key Parties Introduction

The site is located at **Plot 3 Wingates Industrial Estate, Great Bank Road, Bolton, BL5 3XU**. 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.

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.

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### ***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.

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### 1.1.2 Project Description

Plot 3

Wingates Industrial Estate

Great Bank Road

Bolton

BL5 3XU

### Information provided by AEW, the Architects

The construction of a new build warehouse unit (43,810ft<sup>2</sup> at ground floor and 3,130ft<sup>2</sup> at first floor) with associated parking, hardstanding, infrastructure, hard and soft landscaping.

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### 1.1.3 Project Timescale

Commenced: 16/10/2024

Completed: 01/07/2024