



In this issue we focus on the important changes relating to the new CDM regulations that came into force on the 6th April. There is a six month transition period but it is important to be ready as construction health and safety is critical to all projects.

We have considerable knowledge and capability in the provision and application of CDM Coordinator services across a vast range of construction projects in all sectors. We are on hand to guide all of clients through the transition so that they are fully aware of their obligations and able to fulfil them.

## CDM Regulations 2015 - are you ready?

The proposed CDM regulations came into force on 6th April, bringing significant changes to what the regulations encompass and in particular the role of the CDM Coordinator.

The changes, introduced by the HSE, are designed to continue to improve worker protection, simplify the regulatory package and improve health and safety standards on small construction sites.

The draft guidance and regulations, include more responsibility on clients for health and safety, an update on the competency requirements for firms on projects but the most important is the replacement of the CDM Coordinator with a 'principal designer'.

### Principal Designer

The reasoning behind this change is that it was felt that the role of CDM Coordinator was an outside appointment which could be one step removed from the design process. The change is intended to address this, the intention being that the new 'principal designer' will be an integral part of the process from the outset and more able to influence and make design changes from the inception of the project.

The Principal Designer will usually be an organisation, or, on smaller projects, an individual with a technical knowledge of the construction industry, relevant to the project; an understanding of how health and safety is managed through the design process and the skills to be able to oversee health and safety during the pre-construction phase of the project and the ongoing design.

Clients may have concerns about the new duties that will be placed on them but the reality is that engaging a professional as a 'principal designer' will provide the required expertise for the client to ensure that all necessary responsibilities are fulfilled.

### Further Information ►

**CITB guide** <http://www.citb.co.uk/health-safety-and-other-topics/health-safety/construction-design-and-management-regulations/>

**HSE guide** <http://www.hse.gov.uk/index.htm>

### Clients should note:

- **You must appoint a Principal Designer and Principal Contractor for projects where there will be more than one contractor.**
- **If you do not make these appointments you will be deemed to be taking on the roles.**
- **You will be responsible for notification of relevant projects to the HSE. The notification threshold has changed.**
- **Domestic clients are included for the first time.**

There are transitional arrangements so that any project already underway on 6th April can retain an appointed CDM Coordinator for six months or until completion of the project, whichever comes soonest.

Wakemans are fully supportive of these new regulations and will continue to advise and assist clients in meeting their new duties under CDM 2015.

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## In Brief

### Economy and market news round up

#### UK house prices fall in February.

UK house prices fell 0.3% in February leaving the average house price at £192,372, according to The Halifax. The fall, the first since October, followed a rise of 1.9% in January.

However, prices in the three months to February were up 2.6% compared with the previous quarter.

Nationwide's latest survey also found house prices fell in February, dropping 0.1%, while the annual rate of growth slowed to 5.7%.

#### Skills shortages will threaten 27,000 building projects within five years.

Recent research from the RICS (from Dec 2014) reports that more than four fifths (85%) of surveyors questioned said that a lack of qualified candidates meant they had problems recruiting. But more alarming is the amount of paid work being turned down by many companies.

Around two in five (43%) surveying firms currently turn down new business opportunities due to a dearth of skilled workers, with each of them passing up an average of five contracts per year. The problem looks set to peak in the next five years, with a further 11% of the industry saying that they too will begin turning down work by 2019. By that time, 54% of the surveying sector's 10,000 businesses will be turning down some 27,000 projects between them each year.

See more at: <http://www.rics.org/uk/news>

#### Continued rise in construction activity.

The latest Construction Trade Survey from CPA published in March, reports that construction activity rose for the seventh consecutive quarter in the fourth quarter of 2014. Firms across construction, from the largest contractors to SMEs, product manufacturers and civil engineers reported output growth in Q4, with further growth expected in 2015. The CPA also predicts that the industry will grow by 5.3% in 2015 with growth slowing to 4.2% in 2016 and 3.4% in 2017.

See more at: <http://www.constructionproducts.org.uk>

#### Strong start for 2015.

Building firms performed strongly in February, according to the latest survey by financial data provider Markit.

The Markit/CIPS Construction PMI rose from 59.1 in January to 60.1 in February, continuing the return to fast growth seen from the beginning of this year and registering the highest PMI reading since October. Survey respondents attributed the increasing output levels to strong workloads and growing confidence among clients.

See more at: <http://www.markiteconomics.com>

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