

Business: Different Touch Property Services Ltd

Approved By: Director, Shelton Graham

Version: 1.2

Effective Date: 26 March 2026

Review Date: 26 March 2027



Health and Safety

Statement of Intent

Different Touch Property Services Ltd is committed to ensuring, so far as is reasonably practicable, the health, safety and welfare of all employees, contractors, clients, and members of the public affected by our works.

We comply with all relevant legislation including the Health and Safety at Work etc. Act 1974, Construction (Design and Management) Regulations 2015, and the Building Safety Act 2022. We also apply the Housing Health and Safety Rating System (HHSRS) to ensure residential properties are safe and suitable for occupation.

Our objectives are to:

Provide a safe working environment.

Prevent accidents, injuries, and ill health.

Effectively manage risks associated with maintenance and repairs.

Ensure properties meet safe and habitable standards.

This policy will be reviewed annually or in line with updated legislative changes.

Organisation and Responsibilities

The Director has overall responsibility for health and safety and will:

Ensure compliance with legislation and HHSRS.

Provide resources, training, and supervision.

Monitor contractor performance and safety standards.

Ensure risk assessments and safe systems are implemented.

Supervisors / Managers.

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Responsible for:

- Managing site safety task by task.
- Ensuring RAMS are in place and followed.
- Identifying hazards including damp, mould, and structural risks.
- Ensuring operatives are competent.
- Reporting incidents and unsafe practices.
- Employees / Operatives.

Must:

- Take reasonable care of themselves and others.
- Follow RAMS and company procedures.
- Use PPE correctly.
- Report hazards and defects.
- Subcontractors.
- Must comply with company procedures.
- Provide suitable RAMS.
- Demonstrate competence and qualifications where required.

Risk, Compliance and Planning

CDM 2015 Compliance

Where applicable, we:

Contribute to the Health and Safety File

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Building Safety Act 2022

We ensure:

No notifiable or higher-risk works proceed without approval.

Structural and fire safety are not compromised.

Compliance with gateway requirements where applicable.

HHSRS Compliance

We:

Identify hazards such as damp and mould, excess cold, fire risk, and falls

Prioritise works based on risk to occupants

Ensure repairs contribute to safe and habitable homes

Safe Systems of Work

We implement safe working practices including:

Isolation of services.

Safe access and working at height controls.

Dust and hazardous material management.

Training and Competence

All operatives must be competent Building Regulation 7 and Skeb BSA 2022

CPD and toolbox talks are regularly provided.

Ongoing supervision ensures standards are maintained.

PPE

Appropriate PPE must be worn as required.

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Accident Reporting

All incidents and near misses are reported and investigated. RIDDOR reporting and injury log update as incidents arise.

Welfare

Welfare facilities are provided in accordance with CDM Schedule 2 requirements.

Monitoring and Review

Regular inspections and audits are undertaken.

Contractor performance is reviewed.

Policy reviewed annually or following change.

Communication and Review

This policy is communicated to all employees and subcontractors and is available upon request. It forms part of our overall management system to ensure continuous improvement in health and safety performance.

Shelton Graham
Director

