

BUILDING SAFETY ACT 2022 – POLICY.

Version / Issue Control.	
One (1).	Original – November 2025.

Manilva Contracts Ltd recognises and supports the intentions of the Building Safety Act (the Act) and will endeavour to ensure all of its activities adhere to the requirements of the Act.

The aims and objectives of this Statement of Intent and any supporting documentation will be regularly reviewed, updated as appropriate and communicated to all employees.

Manilva Contracts Ltd will, so far as is reasonably practicable:

- Ensure there are clearly competent staff responsible for safety during the design, build and occupation of a residential building. To demonstrate competence and control will require a set of 'Skills', 'Knowledge', 'Experience', and 'Behaviour' .
- Implement measures to develop, maintain and improve the competency of professionals and duty holders involved in building design, construction, and management.
- Extend rights to compensation for substandard workmanship and unacceptable defects.
- Drive the culture change and behaviours needed to enable the design and construction of high-quality, safe homes.

Manilva Contracts Ltd is committed to continue to work with clients, duty holders and colleagues to ensure a fair and proportionate approach, to evidencing the appropriate skills, knowledge, experience and behaviours to meet the duty holders' responsibilities and compliance obligations to the Act.

Manilva Contracts Ltd will ensure so far as is practicable ensure that client is aware of their duties. This may be provided by briefing, discussion and communications. Recognising that many of our clients are being supported by differing consultants (principal designers, designers, quantity surveyors & management companies etc).

Manilva Contracts Ltd is committed to continue to work with clients, duty holders and colleagues to ensure reasonable measures to implement the requirements and principles of the Golden Thread for storing, managing, and sharing building information when working on Higher Risk Buildings

Manilva Contracts Ltd is committed to continue to work with suppliers and or contractors to have appropriate governance or are working towards to supply and use products as set out by the National Regulator of Construction.

Products.

This policy statement applies to all employees and other personnel engaged in **Manilva Contracts Ltd** operations:

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Employees of the company are expected to fully support the objectives stated above. The highest possible standards in this area must be achieved and maintained as part of the company strategy to pursue excellence in all that it does.

Company senior management is committed to the implementation of this policy and will give full support to those authorised to carry it out.

Manilva Contracts Ltd will provide information to the Principal Designer, Designers, Project Managers, Quantity Surveyors, or Project Manager(s) if **Manilva Contracts Ltd** become aware of any defects in material and or construction products.

Manilva Contracts Ltd will monitor the effectiveness and review the implementation of this policy, regularly considering its suitability, adequacy and effectiveness.

This statement of intent will be made available to all employees and other interested parties and will be displayed within company premises. It will be reviewed annually or following any changes to relevant legislation or company policy.

Signed.	<i>Steve Falzon</i>	Print name.	Steve Falzon.
Date.	April 16 th , 2026.	Review date.	March 2027.

Roles and Responsibilities.

Directors.

Familiarise themselves with, and ensure compliance with, the Company Building Safety Act Policy.

Ensure all employees are suitably instructed and trained to enable compliance with this policy.

Ensure that there is a forum for continual improvement of how the company undertakes its tasks and the quality of its products or outcomes. This includes and not limited to process control, procedures, corrective actions found with the QA ISO 9001:2015 standards. Such as internal quality audits,

Ensure that customer requests and standards are maintained and upheld.

All Company Employees.

Be aware of and always conform to the Company Building Safety Act Policy.

Direct reasonable and practical suggestions to improve Building Safety at work to company management.

Scope.

This policy applies to all Company operations involving:

Higher-Risk Buildings (HRBs) as defined by the Act.

All designs, construction, refurbishment, and maintenance activities as identified with the Building Safety Act 2022.

All employees, subcontractors, and supply chain partners.

Organisational Capability.

Manilva Contracts Ltd will demonstrate our organisational capability through:

Certification underSSIP member organisation accreditation standards, which includes Common Assessment Standards (CAS) Building Safety prequalification.

Third Party Certification where applicable.

Documented procedures for planning, managing, and monitoring building work.

Clear accountability structures for dutyholder roles under the Act.

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Competence, Training and Continuous Improvement

To meet the expectations of BS 8670 "Built environment - Core criteria for building safety in competence frameworks - Code of practice" we will:

Conduct a Training Needs Analysis (TNA) for all staff and subcontractors, especially those working on HRBs and safety-critical elements.

Maintain a competence matrix aligned with the CAS Building Safety section.

Provide supervision and instruction to employees and sub-contract companies as appropriate to ensure compliance with all relevant requirements.

Provide ongoing CPD and induction training covering dutyholder responsibilities, Golden Thread principles, and regulatory updates.

Manilva Contracts Ltd remain committed to the continuous improvement of our system, procedures and staff knowledge and training.

High Rise Building & golden thread compliance

Manilva Contracts Ltd will maintain the Golden Thread of Information by:

Storing structured digital data in line with BS 8644-1:2022 (Digital management of fire safety information) and BS EN ISO 19650 (Organisation and digitisation of information about buildings and civil engineering works, including building information modelling (BIM))

Ensuring traceability of design decisions, safety risks, and compliance evidence.

Sharing essential information with all relevant parties throughout the building lifecycle.

Construction Product Safety.

Manilva Contracts Ltd will comply with the General Product Safety Requirement and ensure: -

All construction products used are safe and appropriately certified.

Safety-critical products are identified and documented.

Product information is retained and accessible for future reference

Change Control and Defect Management.

Manilva Contracts Ltd will follow robust change control procedures:

Major changes are submitted to the Building Safety Regulator on HRB projects

Notifiable changes are logged and communicated.

Defects are promptly reported, investigated, and resolved.

Standards and Compliance.

All relevant standards are accessible, updated and communicated to appropriate employees.

Communication, Cooperation and Coordination.

Manilva Contracts Ltd believes that coordination, cooperation and communication are the cornerstones to a safe working environment.

Manilva Contracts Ltd will work with clients, principal contractors, principal designers, designers, accountable persons, employees and sub-contract companies and others to ensure that; duties are understood, and all tasks are coordinated to help ensure a safe, compliant and well managed working environment.

Cooperation with those noted above is given the highest of priorities to help ensure safe conditions and to eliminate workplace re-working, damage etc.

All safety issues including the compilation of risk management documentation, implementation of SHE systems, on-site planning of work tasks and work-related matters will be communicated to all relevant parties.

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Manilva Contracts Ltd will foster our safety culture by:

Promoting open communication between duty holders.

Ensuring subcontractors and suppliers understand their responsibilities.

Comply with Construction (Design and Management) Regulations To plan, manage and monitor the works.

Adopting Principal Contractors Mandatory Occurrence Reporting procedures on HRB projects

Participating in industry forums and updates.

Policy communication

This policy will be made available to all employees and other interested parties and will be displayed within company premises.

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