

Building Safety Policy

K Dean Building Services Ltd

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Document Owner	Senior Management Team	Approved by	Company Director
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Approval Status	Approved	Copy Status	Public Controlled Copy
Review Frequency	At least annually	Approval Method	Director approval / controlled electronic record

1. Commitment

K Dean Building Services Ltd is committed to planning and carrying out building work so that applicable Building Regulations, dutyholder responsibilities, competence requirements, design information and building-safety requirements are properly considered and evidenced.

2. Core Arrangements

- Confirm project roles and dutyholder appointments where applicable.
- Ensure people undertaking design or building work are competent for the tasks allocated to them, or appropriately supervised.
- Review design information, specifications, product requirements and relevant building-control information before work is undertaken.
- Manage changes so that design, compliance, safety and handover implications are considered before implementation.
- Maintain proportionate records of inspections, approvals, test results, product information, photographs, commissioning and as-built information.
- Escalate uncertainty, non-conformance or potentially unsafe work and stop work where necessary.
- For higher-risk building work, comply with applicable enhanced requirements and client / Building Safety Regulator processes where K Dean has relevant duties.
- Provide required handover, fire-safety and O&M information in a structured manner.

3. Fire & Life Safety

Where works affect fire safety, escape, compartmentation, fire doors, fire stopping, detection, emergency lighting or related systems, the Building Fire Safety Information Handover Procedure applies.

Reference Framework

This document is intended to support K Dean Building Services Ltd management arrangements and should be read alongside applicable legislation, client requirements, project-specific documentation and competent professional advice. Key references include:

- Building Safety Act 2022
- Building Regulations 2010 and amendments
- Building Regulations etc. (Amendment) (England) Regulations 2023
- Government guidance on dutyholders and competence for design and building work

Director Approval

This document has been reviewed and approved on behalf of K Dean Building Services Ltd by the Company Director and will be reviewed at least annually, or sooner where legislation, company arrangements, client requirements or operational risks change.

This public controlled copy does not display a handwritten signature. Approval is recorded within the Company controlled-document system.

Approved on behalf of	K Dean Building Services Ltd
Approved by	Company Director
Approval date	16 August 2026