

Appendix 3: Dutyholders as outlined in the Building Safety Bill

The below dutyholders will be responsible for contributing to the golden thread of information for all high-rise building.

Stage	Role	Duties
Oversees stages	Client	Any person or organisation for whom a construction project is carried out, including as part of their business
Design Stage	Principal Designer	Appointed by the Client under CDM 2015, when there is more than one contractor working on the building project, to plan, manage, monitor and coordinate the pre-construction phase, when most design work is carried out. The Principal Designer is in control of the pre-construction phase and is responsible for mandatory occurrence reporting at the design stage.
Construction Stage	Principal Contractor	Appointed by the Client, when there is more than one contractor working on the building project, to plan, manage, monitor, co-ordinate the construction phase and is and is responsible for mandatory occurrence reporting at the construction stage.
	Designer	Carries on a trade, business or other undertaking in connection with which they prepare or modify a design or instruct any person under their control to prepare or modify a design.
	Contractor	Manages or controls construction work.
Building Occupied Stage	Accountable Person or Principal Accountable Person	<ul style="list-style-type: none"> • This is usually the building owner. • If there is more than one Accountable Person for a building, a nominated person/entity must become the Principal Accountable Person. • The person or entity will be responsible for the building safety once people are living in a block. • The Accountable Person will also be responsible for registering buildings in scope of the Bill with the Building Safety Regulator. • Securing a building safety assessment certificate before it is occupied. • Duty to manage risks and building safety cases • Appoints Building Safety Manager. • Promotes a strong partnership between residents and the Building Safety Manager via a Resident Engagement Strategy. • Sets up a Mandatory Occurrence Reporting framework for higher-risk/rise buildings in occupation.
	Building Safety Manager	<ul style="list-style-type: none"> • Supports the accountable person in the day-to-day management of the buildings to ensure safety standards are adhered to. • Communicating the work that has taken place on the building to stakeholders. • Ensuring the building is meeting the Regulator's requirements. • Keeping abreast of any advice or non-statutory guidance put in place by the Regulator.