



HSQE SAFETY GUIDANCE

Site Provider Safety Information

Version: 1.0

Last Update: July 2025

Classification: Unrestricted

Reference: CS-HSQE-GD-31



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1 Site Providers Safety Information

1.1 Site Providers, Landlords and Building Owners

Site providers, landlords and building owners have a legal and moral responsibility to ensure the health, safety and welfare of all visitors and contractors attending or working on/around their properties.

This duty includes identifying and managing risks associated with the some of the areas listed below. In accordance with the Health and Safety at Work etc. Act 1974, the Construction (Design and Management) Regulations 2015, and the Building Safety Act 2022, duty holders must provide accurate safety information, maintain safe working environments and share any emergency plans or arrangements.

As a leaseholder on premises, our intentions with this document are to offer guidance to meet these obligations and to help us to provide assurance of safe, compliant working practices and general building safety.

1.2 General Safety

All site providers must ensure the property is free from health hazards and in good repair. Additionally, they must consult and communicate with contractors and leaseholders on safety arrangements. This can be achieved through the provision of safety information, such as surveys, inductions, site plans, fire and emergency arrangements.

1.3 Gas Safety

Under the [Gas Safety Regulations](#), a duty holder must:

- Use only gas safe registered engineers for any work on gas appliances or pipework.
- Provide contractors with access to gas safety records and locations of gas infrastructure.
- Ensure safe isolation procedures are followed before work begins.
- Maintain ventilation and emergency shut off access during any work.

1.4 Electrical Safety

[Guidance for landlords](#) in relation to electrical safety standards state that electrical installations must be inspected and tested at least every five years by a qualified electrician. Landlords must:

- Provide contractors with access to electrical schematics and previous inspection reports.
- Ensure safe isolation of circuits before work.
- Use qualified electricians for all electrical work.



1.5 Asbestos

Under the [Control of Asbestos Regulations](#), landlords have a general duty to manage asbestos in non-domestic premises, public buildings and common parts of multi occupancy premises. Duties include:

- Establishing whether asbestos may be present, normally by conducting an asbestos survey. The HSE strongly recommends using a UKAS Accredited body to conduct surveys.
- If asbestos is present, develop a register and an asbestos management plan which should be reviewed annually.
- Share the register with Cornerstone and any contractor coming onto the premises who may be accessing or working in areas where asbestos has been identified.
- Use licensed contractors for any work involving asbestos removal or encapsulation.

1.6 RAAC (Reinforced Autoclaved Aerated Concrete)

RAAC is a lightweight concrete used in buildings from the 1950s–90s, now known to be structurally weak.

Landlords and owners should follow [HSE Guidance](#) and act to:

- Identify if RAAC is present in roofs, floors or walls.
- Engage a structural engineer to assess the risk.
- Develop a risk management plan if RAAC is found.
- Inform contractors of RAAC locations and load bearing limitations.
- Restrict access to unsafe areas and implement temporary supports if needed.

1.7 Building Safety Act (BSA)

The [Building Safety Act](#) imposes wide-ranging duties, especially for higher-risk buildings (HRBs).

HRBs are buildings at least 18m in height or seven storeys with at least two residential premises. Landlords must:

- Register buildings with the Building Safety Regulator.
- Appoint an Accountable Person to manage safety risks.
- Maintain a “Golden Thread” of safety information.
- Provide contractors with pre-construction information, including fire safety and structural data.
- Fix historical safety defects (e.g. cladding, fire doors etc.).
- Provide leaseholder certificates and comply with cost protections.

1.8 Radio Frequency (RF) Exposure

Radio Frequency is emitted from Telecommunications Kit. If the building hosts telecoms equipment (e.g. mobile masts and antennas), landlords must:

- Provide safe access for maintenance workers.



- Coordinate with telecom providers to deactivate equipment during works if contractors are likely to be entering the exclusion zone*.
- Display warning signage in high-exposure areas.
- Provide safety information to non-telecoms contractors working on premises.

*Adhering to the [Control of Electromagnetic Fields at Work Regulations](#), this is typically managed by telecom providers, but landlords must co-operate and ensure safe working conditions.

1.9 Fire Safety

[Fire legislation](#) places a duty on landlords to:

- Conduct and review fire risk assessments.
- Install and maintain smoke alarms and carbon monoxide alarms.
- Ensure clear escape routes and emergency lighting are maintained during any works being conducted on the premises.
- Provide contractors with fire safety procedures and evacuation plans.
- Check and maintain fire doors and alarms in communal area.

1.10 Access and Egress

Under [Approved Document M](#) of the Building Regulations:

- Ensure step-free access to and within buildings.
- Provide accessible entrances, corridors and facilities (e.g. toilets).
- Maintain safety equipment and working platforms e.g. ladders, scaffolding etc..
- Ensure contractors can evacuate safely in an emergency.

1.11 Construction, Design and Management Regulations

Any third party works that take place at the premises are governed by the [Construction, Design and Management Regulations](#). If there are known risks that could affect any person entering the site, please report this to Cornerstone.

Landlords must also tell anyone who plans to work in the vicinity of the antennas. This includes:

- Employees.
- Contractors.
- Sub-contractors.
- Anyone else who may have the right to access the roof, other areas of the building or structure to which the antennas are attached.
- Occupiers of the building or site and their employees, contractors and sub-contractors.



1.12 Summary

Ensuring contractor health and safety is a shared responsibility between landlords, building owners and contractors. Compliance with legal obligations and safety is essential to prevent harm and to uphold professional standards. Effective collaboration, clear communication, and proactive risk management are vital to maintaining safe working environments and meeting regulatory requirements.

1.13 Further Information

For further information and guidance, please get in touch using the link below:

[Site Reporting - Cornerstone](#)





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