

# Legal Register Lite

A free, plain-English index of the health & safety legislation that most commonly affects construction, property and SME clients — with links to official government guidance.

Health and Safety at Work etc. Act 1974	Duties of employers, employees and the self-employed
Management of Health and Safety at Work Regulations 1999	Risk assessments, competent advice, arrangements and monitoring
Provision and Use of Work Equipment Regulations 1998 (PUWER)	Safe selection, use, inspection and maintenance of work equipment
Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)	Thorough examination and safe use of lifting equipment
Control of Substances Hazardous to Health Regulations 2002 (COSHH)	Assessing and controlling hazardous substances
Construction (Design and Management) Regulations 2015 (CDM 2015)	Planning, managing and monitoring construction work
Regulatory Reform (Fire Safety) Order 2005	Fire risk assessment and fire safety duties in non-domestic premises
Gas Safety (Installation and Use) Regulations 1998	Installation, maintenance and annual checks of gas appliances
Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020	Five-yearly EICRs and electrical safety in rented dwellings

Use this register as a starting point, not a substitute for your own legal register. We have included the official government links so you can verify the current wording, exceptions and guidance. If you need help building a full legal register tailored to your business, contact us.

## Health and Safety at Work etc. Act 1974 — HSWA

The cornerstone of UK health and safety law. It places duties on employers to protect employees and others affected by their work, and on employees to take care of themselves and others.

- Employers must ensure, so far as is reasonably practicable, the health, safety and welfare at work of all employees.
- Duties cover safe plant and systems of work, safe use/handling/storage/transport of articles and substances, adequate information, instruction, training and supervision.
- Employees must take reasonable care for their own safety and that of others who may be affected by their acts or omissions.
- The self-employed have a duty to conduct their undertaking in such a way that they do not risk their own health and safety or that of others.

Official guidance: [hse.gov.uk/legislation/hswa.htm](https://www.hse.gov.uk/legislation/hswa.htm)

## Management of Health and Safety at Work Regulations 1999 — Management Regs

These regulations require employers to assess and manage risks, appoint competent people, put in place arrangements for planning, organising, controlling, monitoring and reviewing preventive measures.

- Carry out suitable and sufficient risk assessments for work activities.
- Appoint one or more competent persons to help implement health and safety measures.
- Provide employees with clear information, instruction and training on the risks and controls.
- Set up emergency procedures and maintain health and safety arrangements that are regularly reviewed.

Official guidance: [hse.gov.uk/pubns/books/l21.htm](https://www.hse.gov.uk/pubns/books/l21.htm)

## Provision and Use of Work Equipment Regulations 1998 — PUWER

PUWER requires that work equipment provided for use at work is suitable for the purpose, safe for use, maintained in a safe condition and inspected where necessary. It also covers training and information for users.

- Equipment must be suitable for its intended use and used only for that purpose.
- Users must have adequate health and safety information and, where necessary, written instructions.
- Inspections must be carried out by a competent person at suitable intervals and records kept.
- Dangerous parts of machinery must be guarded and appropriate controls provided.

Official guidance: [hse.gov.uk/work-equipment-machinery/puwer.htm](https://www.hse.gov.uk/work-equipment-machinery/puwer.htm)

## Lifting Operations and Lifting Equipment Regulations 1998 — LOLER

LOLER applies to lifting equipment used at work. It requires that lifting equipment is strong and stable enough for its use, positioned and installed correctly, visibly marked and thoroughly examined at appropriate intervals.

- Lifting equipment must be thoroughly examined by a competent person before first use and at regular intervals.
- Accessories (slings, chains, hooks, etc.) must also be examined and marked with their safe working load.
- A written record of thorough examination must be kept, and any defects reported and rectified before further use.
- Persons planning, supervising and carrying out lifting operations must be competent.

Official guidance: [hse.gov.uk/work-equipment-machinery/loler.htm](https://www.hse.gov.uk/work-equipment-machinery/loler.htm)

## Control of Substances Hazardous to Health Regulations 2002 — COSHH

COSHH requires employers to control substances that are hazardous to health. This includes dusts, fumes, chemicals, biological agents and other materials that can cause harm.

- Identify the hazardous substances used or created in your work.
- Carry out a suitable COSHH assessment covering the risks and the controls needed.
- Prevent or adequately control exposure by using substitution, engineering controls, administrative controls and PPE.
- Keep records, monitor health where required and review the assessment when circumstances change.

Official guidance: [hse.gov.uk/coshh/](https://www.hse.gov.uk/coshh/)

## Construction (Design and Management) Regulations 2015 — CDM 2015

CDM 2015 applies to all construction work. It places duties on clients, designers, principal designers, principal contractors and contractors to plan, manage and monitor construction work so it is carried out safely.

- Commercial clients must make suitable arrangements for managing a project, including time and resources.
- Designers must eliminate, reduce or control foreseeable risks in their designs.
- Principal Designers and Principal Contractors must plan, manage, monitor and coordinate health and safety during the pre-construction and construction phases.
- A construction phase plan must be prepared before work begins, and a health and safety file given to the client at handover.

Official guidance: [hse.gov.uk/construction/cdm.htm](https://www.hse.gov.uk/construction/cdm.htm)

## Regulatory Reform (Fire Safety) Order 2005 — Fire Safety Order

The Fire Safety Order applies to non-domestic premises and the common parts of multi-occupied residential buildings. It requires a responsible person to carry out a fire risk assessment and put in place general fire precautions.

- A suitable and sufficient fire risk assessment must be carried out by a competent person.
- General fire precautions must be provided and maintained, including means of escape, fire detection, firefighting equipment and emergency lighting.
- Staff and other relevant persons must be given information, instruction and training.
- The assessment must be reviewed regularly and whenever there is a material change.

Official guidance: [gov.uk/guidance/fire-safety-risk-assessment-open-air-venues-and-events](https://www.gov.uk/guidance/fire-safety-risk-assessment-open-air-venues-and-events)

## Gas Safety (Installation and Use) Regulations 1998 — Gas Safety Regs

These regulations set out the requirements for the safe installation, maintenance and use of gas systems, including appliances, flues and fittings. Landlords must arrange annual gas safety checks by a Gas Safe registered engineer.

- Landlords must ensure gas appliances, fittings and flues are maintained in a safe condition.
- An annual gas safety check must be carried out by a Gas Safe registered engineer for each appliance and flue.
- A record of each safety check must be kept for at least two years and given to tenants within 28 days.
- New tenants must be given a copy before occupation; existing tenants must be given a copy within 28 days of the check.

Official guidance: [hse.gov.uk/gas/landlords/](https://www.hse.gov.uk/gas/landlords/)

## Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 — Electrical Safety Standards (PRS)

These regulations require private landlords in England to ensure electrical installations in their rented properties are inspected and tested by a qualified person at least every five years.

- A five-yearly electrical installation condition report (EICR) is required for all rented properties.
- The inspection must be carried out by a qualified and competent person.
- Landlords must supply a copy of the report to tenants, the local authority and prospective tenants on request.
- Any urgent remedial work or further investigation must be completed within 28 days (or sooner if required).

Official guidance: [gov.uk/guidance/electrical-safety-standards-in-the-private-rented-sector-england](https://www.gov.uk/guidance/electrical-safety-standards-in-the-private-rented-sector-england)

## About this guide

This Legal Register Lite is a free, high-level summary of the legislation most commonly referenced by JN Compliance clients. It is not a substitute for legal advice, a full legal register or a competent person's assessment of your specific activities. For a tailored legal register or compliance support, contact JN Compliance & Safety Solutions Ltd.

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