

HRB CONSTRUCTION CONTROL PLAN

The Schedule 1 paragraph 2 plan — a structured template the client's team completes

PLAN — CLIENT

KD-BSA-G2-005 Rev A0

Schedule 1 paragraph 2 sets out what a construction control plan contains; the headings of this template follow it, item by item. The plan goes with the building control approval application (reg 4(2)(b)(iii) for higher-risk building work), becomes an agreed document when the application is approved, and goes again with the completion certificate application (reg 40(2)(d)(i)). A later change to it, other than to the schedule of appointments, is a notifiable change (reg 26(1)); a change of client, principal contractor or principal designer means it is revised (regs 27, 29). It is not the CDM 2015 construction phase plan (KD-CDM-CP-001), which deals with health and safety during construction. The competence declaration and change control plan are KD-BSA-G2-006.

Schedule 1 paragraph 2 and the regulator's current guidance govern what the plan must contain — check both before submitting. Write the client's own arrangements: the regulator may reject an application whose documents are not sufficiently detailed, or show strategies, policies or procedures that would be likely to contravene the regulations (reg 7(1), (2)).

1 THE PROJECT AND THE PLAN

PROJECT REF	BUILDING AND ADDRESS	BSR APPLICATION REF	DATE	PLAN PREPARED BY
CLIENT	PRINCIPAL CONTRACTOR	PRINCIPAL DESIGNER		
WORK	PLAN REVISION / DATE	GOLDEN THREAD FACILITY		

2 PARA 2(A)(I) — PLANNING, MANAGING AND MONITORING FOR COMPLIANCE

The strategies, policies and procedures the client has adopted for planning, managing and monitoring the work so as to ensure compliance with the applicable requirements of the building regulations and to record evidence of that compliance, including the arrangements the client has adopted to maintain the golden thread information.

PLANNING — HOW COMPLIANCE IS BUILT INTO THE PROGRAMME AND PROCUREMENT

MANAGING — WHO DOES WHAT TO KEEP THE WORK TO THE AGREED DOCUMENTS

MONITORING — INSPECTIONS, TESTING AND HOLD POINTS

RECORDING EVIDENCE OF COMPLIANCE

MAINTAINING THE GOLDEN THREAD INFORMATION

3 PARA 2(A)(II) — THE DUTIES IN CHAPTER 4 OF PART 2A OF THE BUILDING REGULATIONS 2010

The strategies, policies and procedures the client has adopted for planning, managing and monitoring the work so as to ensure compliance with the duties in Chapter 4 (duties of dutyholders) of Part 2A of the Building Regulations 2010.

THE CLIENT'S OWN DUTIES — HOW THEY ARE MET AND CHECKED

THE PRINCIPAL DESIGNER'S AND DESIGNERS' DUTIES — HOW THE CLIENT MONITORS THEM

THE PRINCIPAL CONTRACTOR'S AND CONTRACTORS' DUTIES — HOW THE CLIENT MONITORS THEM

4 PARA 2(B) — COMPETENCE, AND SERIOUS SANCTIONS

The strategies, policies and procedures the client has adopted to identify, assess and keep under review the competence of the persons carrying out the work or involved in its design, including the procedures to be followed (i) to determine whether a serious sanction (as defined in reg 11E of the Building Regulations 2010) has occurred in relation to a person to be appointed; (ii) to consider any past behaviour in relation to a serious sanction which might call into question the suitability of a person to be appointed; (iii) if a person in relation to whom a serious sanction has occurred is appointed, to prevent a repeat of the behaviour.

IDENTIFYING, ASSESSING AND KEEPING COMPETENCE UNDER REVIEW

(I) DETERMINING WHETHER A SERIOUS SANCTION HAS OCCURRED

(II) CONSIDERING PAST BEHAVIOUR

(III) PREVENTING A REPEAT WHERE SUCH A PERSON IS APPOINTED

5 PARA 2(C) — CO-OPERATION AND SHARING INFORMATION

SUPPORTING CO-OPERATION BETWEEN DESIGNERS, CONTRACTORS AND OTHERS

SHARING ALL NECESSARY INFORMATION

6 PARA 2(D) — SCHEDULE OF APPOINTMENTS AS AT THE DATE OF THE APPLICATION

The name of each person appointed and a summary of their responsibilities. The principal contractor and principal designer are always named; for everyone else, individuals are left out unless they are a sole trader.

Appointed by the client — the principal contractor, the principal designer and any other person

NAME	ROLE	SUMMARY OF RESPONSIBILITIES	APPOINTED

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Appointed by the principal contractor

NAME	ROLE	SUMMARY OF RESPONSIBILITIES	APPOINTED

Appointed by the principal designer

NAME	ROLE	SUMMARY OF RESPONSIBILITIES	APPOINTED

7 PARA 2(E) — REVIEW OF THIS PLAN

THE POLICIES THE CLIENT HAS ADOPTED TO REVIEW THE CONSTRUCTION CONTROL PLAN

REV	DATE	WHAT CHANGED	CHANGE LOG NO.	BY

8 SIGNATURES

The client confirms these are the strategies, policies and procedures it has adopted for this work.

Adopted by the client:

PRINTED NAME	ROLE	COMPANY	SIGNATURE	DATE	TIME

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R REVISION HISTORY

Every revision of this document, and every review that found nothing to change. The revision on the front of this sheet is the one you are holding — check kubitdocs.com for the current one before use.

Rev	Date	Class	What changed	Authorised by
D0	2026-09-12	first-issue	First issue.	— not yet approved —
A0	2026-09-12	review	Approved for issue by the author. Content unchanged from the reviewed draft; the draft status strip is removed. No independent third-party review has been carried out.	Author — director, UK principal contractor, SMSTS. Not an independent review.

Class: first-issue · material (the law, a control, a field or the scope changed — past buyers are notified) · editorial (wording or layout only) · review (checked, nothing changed) · withdrawal. Revision prefix D = draft, not approved and not for sale; A = approved for issue by the person named, on the date shown.