



The Construction (Design & Management) Regulations 2015

Guidance for Domestic Clients

What is a 'domestic client'?

A domestic client is a person who instructs construction work on his or her own home, or that of a family member, which is not done in connection with a business.

What is 'construction'?

Construction is a wide-ranging term that includes all types of building, renovation, extension, modification, heating, electrical, plumbing, painting, decorating, maintenance and repair of any structure – which obviously includes all private houses and anything within their boundaries.

What are my legal duties?

The legal duties that **must** be undertaken by a domestic client:

- Be reasonably satisfied that any contractor appointed is competent to do the work. You can do this by:
 - seeking and following up references – but do ask questions about the standards of safety on site as well as performance
 - verifying that they are members of a recognised industry body – ask for ID proof or ring the industry body itself
 - seek assistance from the designer if necessary
- Allow sufficient money and time to allow contractors to operate a safe site. For example, contractors are required by law to provide edge protection for roof work, provide good toilet and washing facilities for their workers, secure areas to store plant, skips and materials – and the domestic client has a duty to allow them to do this
- **Where there will be more than one contractor carrying out the work**, formally appoint a Principal Designer and a Principal Contractor; an email will suffice e.g. "I appoint (*name*) as Principal Designer (*or*) Principal Contractor for (*briefly describe the work to be carried out*)"

Why must I make these appointments?

- The Principal Designer is legally required to manage all preparation work, to ensure a safe site can be established, **and to help you make the right choices**
- The Principal Contractor or Contractor has the legal responsibility for the safety of site workers **and your family**. It is therefore vital that you chose competent contractors who can demonstrate that they have everyone's safety at heart – **and the Principal Designer can help you do that**

**Safety is everyone's responsibility –
including the domestic client who ultimately sets the tone for safety on site**