

## Client Duties – ALL

### Under the Construction (Design and Management) Regulations 2015

As 'Client' under [the CDM Regulations](#) your duties comprise:

1. Make suitable arrangements to ensure that, throughout the planning, design and construction of a project, adequate consideration is given to health, safety and welfare of all those affected and involved in the construction work.
2. To appoint a Principal Designer with the 'skills, knowledge, experience and organisational capability' to undertake the project. There is guidance available on this matter and we would be pleased to carry out an assessment should you so wish. Please note that this appointment is required when more than one contractor will be working on the construction project. Also, if an appointment is not made, then the client must fulfil the duties of the Principal Designer.
3. To appoint a Principal Contractor with the 'skills, knowledge, experience and organisational capability' to undertake the project. There is guidance available on this matter and we would be pleased to carry out an assessment should you so wish. As item 2 above, please note that this appointment is required when more than one contractor will be working on the construction project. Also, if an appointment is not made, then the client must fulfil the duties of the Principal Contractor.
4. To have passed to the Principal Designer and Principal Contractor all information relating to the proposed construction where this is available or can be obtained by reasonable enquiry.
5. Allow sufficient time for each stage of the project from concept onwards, including sufficient lead in for the Principal Contractor between placing an order and commencement of works.
6. Cooperate with other members of the team involved with the project and coordinate your own work/occupation to ensure the safety of all concerned.
7. Ensure that there are reasonable management arrangements in place throughout the project to ensure that construction work can be carried out safely and without risk to health.
8. To notify the project to the HSE if the construction phase will exceed 30 working days and involve 20 or more workers working simultaneously; or if the construction phase exceeds 500 person days.
9. Not to permit commencement of work on site until a satisfactory Construction Phase Health and Safety plan has been received from the Principal Contractor.
10. Ensure that there are reasonable management arrangements in place throughout the project to ensure that construction work can be carried out safely and without risk to health.
11. Not to permit commencement of work on site until the Principal Contractor has made arrangements for suitable welfare facilities.
12. Ensure that the Principal Designer and Principal Contractor are complying with their duties under the CDM Regulations.
13. To ensure that the Principal Designer prepares the Health and Safety File at completion of the works.

### Under the Building Regulations etc. (Amendment) (England) Regulations 2023

As 'Client' under the [Building Regulations](#) your duties comprise:

1. You must make suitable arrangements for planning, managing and monitoring a project (including allocation of sufficient time and other resources) so as to ensure compliance with all relevant requirements.
2. Arrangements are suitable if the Client ensures that the design work is carried out so that the building work to which the design relates, if built, would be in compliance with all relevant requirements.

3. The arrangements in place must ensure the building work is carried out in accordance with all relevant requirements.
4. The project arrangements must enable the designers and contractors to cooperate with each other to ensure compliance with all relevant requirements
5. They also must provide for periodic review of the building work (and the design work) included or to be included in the project so as to identify whether it is higher-risk building work.
6. You must ensure that the arrangements are maintained and reviewed throughout the project.
7. You must provide building information as soon as is practicable to every designer and contractor on the project.
8. You must cooperate with any other person working on or in relation to a project to the extent necessary to enable any person with a duty or function under the Regulations to fulfil that duty or function.
9. You must appoint a Principal Designer and Principal Contractor for the purposes of these Regulations.
10. You must ensure that all appointments you make to the Project team are competent and capable to undertake the works by ensuring they have the correct skills, knowledge, experience and behaviours to fulfil their duties under the Regulations.

Please note that the above duties cannot automatically be delegated to the CDM Appointments you have made for your project.

#### Other Duties and Obligations

We also advise you take note of the additional duties and obligations for the owners and occupiers of properties contained within the legislation listed below, which is **not exhaustive**:

[The Control of Asbestos Regulations 2012 \(CAR 2012\), Regulation 4](#)

[The Building Safety Act 2022](#)

[The Health and Safety at Work Act 1974](#)

[Workplace \(Health, Safety and Welfare\) Regulations 1992](#)

[The Equality Act 2010](#)

Additional sector based legislation, technical guides and standards may also be relevant.

**Ingleton Wood LLP has discharged our obligations in advising you of your duties.**