

Understanding Your Legal Duties as a Client

Thank you again for the opportunity to support you with your project. We're looking forward to getting started.

Before we do though, we need to make you aware of a few important legal responsibilities you have as the client under current construction legislation, specifically the [Construction \(Design and Management\) Regulations 2015](#) (CDM Regulations) and [The Building Regulations 2010](#), as updated in 2023. These regulations are in place to ensure all building and design work is carried out safely, competently and in compliance with the law. They're nothing to worry about, but it's important you're aware of your role in the process – and we're here to support you with that.

What does this mean for you?

Under the CDM Regulations and Building Regulations, you're responsible for making sure the project is planned, managed and monitored properly from start to finish. In simple terms, this means:

- Making sure design work is compliant with the relevant building regulations
- Ensuring the construction is carried out safely and to the correct standards
- Making sure everyone involved in the project – designers, contractors, and others – are working together and sharing the right information
- Reviewing the design and build as the project progresses, especially to check if any part of it is considered 'higher-risk'
- Making sure the project doesn't pose unnecessary risks to health and safety
- Ensuring the right welfare facilities are in place for anyone working on site

You'll also need to provide relevant information about the building and site at the earliest opportunity and make sure everyone working on the project has what they need to fulfil their own duties.

Appointing the right people

Because more than one contractor will be working on your project, the law says you must appoint:

- A **Principal Designer** to take charge of health and safety during the design phase
- A **Principal Contractor** to oversee the build phase safely

These roles must be confirmed **in writing**, and can be the same person or company under both sets of regulations – as long as they're competent to carry out the role. We're happy to talk this through with you and can offer support with fulfilling these roles if needed.

Next steps

Before we begin any design work, we're legally required to confirm that you're aware of your duties as the client. **Please can you confirm this in writing at your earliest convenience?**

If you'd like to chat about any of this, or how it may affect your project, just let us know. We're happy to help and can walk you through your options.

For a simple summary of your client duties, you might also find this [guidance from the HSE helpful](#).