



Building Options Limited

Suite 4 Business Centre, Store & Secure House,
Yeomans Way, Bournemouth, Dorset, BH8 0BL.

www.BuildingOptions.co.uk

enquiries@BuildingOptions.co.uk

Tel: 01202 798 428

CDM 2015 Guide:

The Construction (Design & Management) Regulations 2015 (CDM 2015)

These regulations apply to all construction projects, from concept through to completion. They are a legal requirement, and non-compliance can result in prosecution and imprisonment.

It applies to Clients (both Domestic and Commercial), building owners, users of buildings that are having maintenance, small-scale building work or other minor work, carried out in connection with a business. Domestic clients have to comply, by appointing a Principal Designer and Principal Contractor.

An Architect is not automatically deemed to be the Principal Designer, and the Contractor is not automatically deemed to be the Principal Contractor.

(See our guides CDM Regs 2015 – Client., and Managing CDM 2015).

What do Clients need to do?

CDM 2015 is not about creating unnecessary and unhelpful processes, paperwork, or additional cost. It is about choosing the right team and helping them to work together to ensure Health & Safety.

A few key items of a Clients requirements are:

- Appoint the appropriate professional people at the right time
- Ensure there are arrangements in place for managing & organising the project
- Provide information to your designer & contractor
- Provide Pre-Construction information
- Ensure a Construction Phase plan is in place
- Keep the Health & Safety file
- Protect members of the public and employees
- Ensure workplaces are designed correctly
- Comply with the Act.

Advice for Clients

This is a legal requirement. Failure to do so, especially if something goes wrong, could result in a jail sentence. Aside from the legalities, failure to comply could also result in you putting others at risk of harm.

There are several cases where a Client has appointed a contractor, assuming that they have fulfilled their obligation under CDM 2015. Things have gone wrong, and someone has been injured. The HSE have been involved, and both the Client and contractor have been jailed.

Ignorance of the law, or pushing aside responsibility is no defence.

Engage specialists from the outset - do not put yourself at risk!.