



6 Domestic clients

6.1 Who is a domestic client?

A domestic client is someone who has construction work carried out on their own home, or on the home of a family member, which is not carried out in connection with a business.

Local authorities, housing associations, charities, landlords and other businesses may own domestic properties but they are not a domestic client for the purposes of CDM 2015.

If the work is in connection with a business attached to domestic premises, such as a shop, the client is not a domestic client.

6.2 What should a domestic client do?

A domestic client is not required to carry out the duties placed on commercial clients. Where the project involves:

- **only one contractor**, the client duties must instead be carried out by the contractor as well as the duties they already have as contractor for the project. In practice, this should involve doing little more to manage the work to ensure health and safety
- **more than one contractor**, the client duties must be carried out by the principal contractor as well as the duties they already have as principal contractor. If the domestic client has not appointed a principal contractor then the duties of the client will be carried out by the contractor in control of the construction work.

In many situations, domestic clients wishing to extend, refurbish or demolish parts of their own property will, in the first instance, engage an architect or other designer to produce possible designs for them. It is also recognised that construction work does not always follow immediately after design work is completed.

If they wish, a domestic client has the flexibility of agreeing with their designer (in writing) that the designer co-ordinates and manages the project, rather than this role automatically passing to the principal contractor. Where no such agreement is made, the principal contractor will automatically take over the project management responsibilities.

Annex D is a flowchart showing the transfer of client duties from a domestic client to other duty holders.

Guidance for duty holders that work for domestic clients can be found in the:

- *Industry guidance for principal designers* (CDM15/2)
- *Industry guidance for contractors* (CDM15/3)
- *Industry guidance for designers* (CDM15/4)
- *Industry guidance for principal contractors* (CDM15/5)



Annex D How CDM 2015 applies to domestic clients

