

## Self Build projects

### Q1. How does CDM 2015 apply to Self Build projects?

- A. There are a number of potential scenarios. In all these scenarios the self builder is a 'domestic client' *if* the structure they are building will be a residential home they will live in, and is *not* constructed as part of a business. If the self builder is carrying out the work for a business purpose, or to sell the property directly, then the self builder is not a domestic client and the whole of CDM 2015 applies.

### Self Build scenarios

1. The self builder does it all himself, employs no contractors, and uses the structure constructed as a home to live in afterwards. This will be a DIY project because no-one involved is 'at work' in the meaning of the Health and Safety at Work etc Act 1974.
2. The self builder appoints an architect or designer as Designer or Principal Designer, (Principal Designer where there is likely to be more than one contractor engaged on the project) and appoints that person or business to take on the client duties on behalf of the self builder. In this instance the Principal Designer may also be appointed as Principal Contractor, for the purpose of coordinating the construction phase, if that person or business has the skills, knowledge and experience to do the job. It is likely that many traditional architects will have the necessary project management skills and experience to carry out this role. In this case the self builder has no legal duties beyond the appointment of Principal Designer (PD) and Principal Contractor (PC).
3. The self builder employs a contractor to carry out construction work, and then appoints that contractor as PC for the duration of the project, because there is, or is likely to be, more than one contractor involved in the project. The emphasis will be on the coordination and management of the construction phase. In this case the self builder again has no legal duties beyond the initial appointments of PD and PC.
4. The self builder acts as their own project manager, employing individual trades at different times. In this instance the self builder steps out of the DIY arena, because they are taking control of construction work. Where a self builder controls the way in which construction work is carried out, by a person at work, they must comply with all the matters outlined in Part 4 of CDM 2015. This requirement is set out in Regulation 16 of CDM 2015, (which effectively replaces Reg 26 in CDM 2007). This is not a new requirement. In this scenario the self builder will in effect become a contractor. In this case HSE will expect self builders to demonstrate sufficient health and safety capability to meet the requirements of Part 4 of CDM 2015. Individual contractors will be expected to be able to advise the self builder on any specialist matters within their own work activities. HSE's expectation of a self builder in this position will be one of coordination and management, not of direct supervision of contractors on site. The self builder is entitled to expect contractors to plan, manage and monitor their own work in compliance with CDM 2015.

### Further information

[The Self Build Portal](#)