



# Building Safety Act 2022

## 2022 CHAPTER 30

### PART 5

#### OTHER PROVISION ABOUT SAFETY, STANDARDS ETC

##### *Remediation and redress: other provisions*

#### **134 Duties relating to work to dwellings etc**

(1) In the Defective Premises Act 1972 after section 2 insert—

##### **“2A Duties relating to work to dwellings etc**

- (1) This section applies where a person, in the course of a business, takes on work in relation to any part of a relevant building.
- (2) In this section “relevant building” means a building consisting of or containing one or more dwellings.
- (3) The person owes a duty to—
  - (a) the person for whom the work is done, and
  - (b) each person who holds or acquires an interest (whether legal or equitable) in a dwelling in the building,to see that the work is done in a workmanlike or (as the case may be) professional manner, with proper materials and so that as regards the work the dwelling is fit for habitation when the work is completed.
- (4) The duty under this section does not apply in relation to a dwelling if—
  - (a) the work taken on is work for or in connection with the provision of the dwelling (as to which see section 1), or
  - (b) it is expected that, on completion of the work, it will have ceased to be a dwelling or will otherwise have ceased to exist.

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*Changes to legislation: There are currently no known outstanding effects for the Building Safety Act 2022, Section 134. (See end of Document for details)*

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- (5) A person (A) who takes on any work to which this section applies for another (B) on terms that A is to do it in accordance with instructions given by or on behalf of B is, to the extent to which A does it properly in accordance with those instructions, to be treated for the purposes of this section as discharging the duty imposed on A by this section except where A owes a duty to B to warn B of any defects in the instructions and fails to discharge that duty.
- (6) A person is not treated for the purposes of [subsection \(5\)](#) as having given instructions for the doing of work merely because the person has agreed to the work being done in a specified manner, with specified materials or to a specified design.
- (7) A person who, in the course of a business which consists of or includes carrying out or arranging for the carrying out of work of a kind mentioned in [subsection \(1\)](#), arranges for another to take on work of that kind is treated for the purposes of this section as included among the persons who have taken on the work.
- (8) For the purposes of the Limitation Act 1980, a cause of action in respect of a breach of a duty imposed by this section is treated as accruing at the time the work is completed; but if after that time a person does further work to rectify the work the person has already done, any such cause of action in respect of that further work is treated as accruing at the time when the further work is finished.”
- (2) The amendment made by this section applies in relation to work completed after the coming into force of this section.

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**Commencement Information**

**II** [S. 134](#) in force at 28.6.2022, see [s. 170\(3\)\(b\)](#)

**Changes to legislation:**

There are currently no known outstanding effects for the Building Safety Act 2022, Section 134.