

CONSTRUCTION QUANTITY SURVEYOR Trailblazer Apprenticeship Standard

Occupation(s)

The occupation covered by this standard is that of a Construction Quantity Surveyor. They are associated with the financial and legal management of construction projects. They are based on sites or in offices. There are two pathways associated with this occupation: Project Quantity Surveyor and Construction Estimator

Occupational profile

The main duties and tasks of a Construction Quantity Surveyor are:

- To manage and lead the cost aspects complex construction projects
- To ensure that comprehensive study has been undertaken of the whole life aspects of the project and the understanding of the client's needs
- To manage the selection of the specialist contractors for the project
- To ensure that disputes are minimised and settled amicably for all parties
- To manage the commercial success of a project for all stakeholders

For the Project Quantity Surveyor pathway the additional duties are:

- To manage the expenditure and income on the project and ensure tight control is maintained whilst valuing the construction work

For the Construction Estimator pathway the additional duties are:

- To ensure that the budget proposed for the project in advance of its start is adequate for the specification demanded by the client and assist in selecting construction partners

Requirements: Knowledge, Skills and behaviours For both pathways the following knowledge is required:

Knowledge	What is required
Finance/Accounting	Demonstrate understanding of balance sheets, profit and loss accounts and business plans
Health and safety	Understand obligations for Health, Safety and Welfare issues on site, how to identify potential hazards and manage the risks
Conflict avoidance	Understand the principles for the avoidance of conflict and dispute resolution between stakeholders in a project
Sustainability	Understand the environmental impact of construction activities and how to minimise negative impacts during all stages of the project
Contract practice	Understand and evaluate construction legislation and various forms of contract used in a project
Construction technology	Demonstrate knowledge and understanding of the construction process and of the materials and technology that comprise best practice
Procurement and tendering	Understand the main types of procurement and the related tendering and negotiating processes required to select specialist contractors
Measurement and costing	Understand the principles of measurement and costing of construction works and their relationship to the financial control of a project
Financial control	Understand how costs are controlled and reported on and the legal constraints
Risk management	Understand the nature of risk and its effect on the management of a project

In addition, for the Project Quantity Surveyor the following knowledge is required:

Knowledge	What is required
Commercial management	Demonstrate knowledge and understanding of the principles of the financial and legal management of construction projects during the construction phase
Planning	Describe the principles of the programming and scheduling aspects of projects during the construction phase that ensure completion on time

In addition, for the Project Estimator the following knowledge is required:

Knowledge	What is required
Design economics	Understand the economic factors affecting a building or other structure over its lifecycle before the construction process starts and set the construction budget accordingly
Project evaluation	Describe the feasibility process of a project including financial and town planning aspects to ensure that the budget is sufficient for the construction process to start

For both pathways the following skills are required:

Skill	What is required
Conflict avoidance	Be able to apply and evaluate the principles for the avoidance of conflict and dispute resolution such as adjudication and arbitration between project stakeholders
Health and safety	Be able to identify and manage risks of health, safety and welfare in line with legislation, hazards

	and safe systems of work.
Sustainability	Analyse costs and benefits of sustainability initiatives on a project
Contract practice	Be able to advise on the legal aspects of a project and the most suitable form of contract to be used to ensure fairness and efficiency
Construction technology	Be able to advise on the most suitable construction solutions that maximise value for clients and enhance the cost effectiveness of the project within the budget constraints
Procurement and tendering	Be able to advise on the appropriateness of various procurement routes and manage and report on the tendering and negotiation processes to select specialist contractors
Measurement and costing	Advise on appropriate methods of measurement of completed works and issue documentation required for payment to specialist contractors and income from client
Financial control	Advise construction team and the client on strategies to control predicted expenditure in line with the budget
Risk management	Carry out risk assessments and implement strategies to mitigate risk

In addition, for the Project Quantity Surveyor the following skills are required:

Skill	What is required
Commercial management	Monitor, report and advise construction team on project cashflows and profitability. Evaluate and advise on financial implications of decisions during the construction phase
Planning	Assess, interpret and report on progress and assist in the control of programmes during the construction phase

In addition, for the Project Estimator the following skills are required:

Skill	What is required
Design economics	Be able to prepare and submit costs data and contribute to the cost planning of a building or other structure prior to the construction phase.
Project evaluation	Apply value engineering/management techniques to a project prior to the construction phase to ensure value for money for the client

For both pathways the following behaviours are required:

Behaviours	What is required
Rules, ethics and professional practice	Understand and apply the Royal Institution of Chartered Surveyors Code of Conduct and conduct regulations, ethics and professional standards
Client care	Demonstrate knowledge and ability to manage expectations and identify improvements
Teamworking and communication	Be able to work with others towards common goals and understand different techniques for communication and negotiation
Maintain CPD	Identify own development needs and take appropriate action to meet those needs

Duration

The typical duration for this apprenticeship is three to four years but this will depend on the previous experience of the apprentice and access to opportunities to gain the full range of competence.

Entry requirements

Individual employers will set their own selection criteria for this apprenticeship. As it requires achievement to Level 6 the typical entry requirements for this Apprenticeship will be the completion of the Level 4 Construction Technician Standard; AssocRICS status; HNC in Construction or equivalent qualifications and commensurate industry experience.

Qualifications

The following qualifications will be gained:

- BSc (Hons) Quantity Surveying or equivalent Quantity Surveying Level 6 Diploma, mapped to Royal Institution of Chartered Surveyors standards for Chartered Quantity Surveyor
- Industry certificates in Site Safety Plus Site Managers' Safety Training Scheme and Site Environmental Awareness Training Scheme which are required for safe operations in the workplace
- English and Maths will be required to be demonstrated at Level 3 if not already held.

Link to professional registration

This Apprenticeship will include the knowledge, skills and behaviours required to achieve Chartered Surveyor status with the Royal Institution of Chartered Surveyors. The Assessment of Professional Competence process for MRICS is included in the final assessment process for this Apprenticeship and will lead to the designatory letters MRICS and the status of Chartered Surveyor.

Level

This apprenticeship standard is at Level 6.

Review date

This apprenticeship standard should be reviewed three years after approval of the standard.