

# Trailblazer Apprenticeship Standard - Surveyor

## 1. Occupation(s)

The occupations covered by this standard are associated with surveyors acting on behalf of clients or employers. The types of surveyors included are:

- Building Surveyors
- Commercial Property Surveyors
- Residential Property Surveyors
- Planning and Development Surveyors
- Valuation Surveyors
- Consultant (Professional) Quantity Surveyors

## 2. Occupational profile

The main duties and tasks of a surveyor are:

- To provide professional advice and recommendations to clients relating to land, property or construction
- To manage client instructions from engagement to completion
- To liaise with other professionals
- To negotiate contracts and prices
- To analyse data relating to land, buildings or construction
- To follow due diligence in providing advice to clients
- To undertake detailed inspections of buildings, land or construction
- To analyse information from inspections or visits to buildings, land and construction sites

## 3. Requirements: Knowledge, Skills and Behaviours

A successful apprentice will have met the core requirements in terms of knowledge and skills and all the behaviour requirements plus two of the optional requirements for both knowledge and skills.

CORE KNOWLEDGE	
	<b>What is required - In the context of land, property and construction:</b>
<b>Law</b>	Explain the law and the role of legal advisers relating to either acquisition/disposal of property, standard forms of building contracts or other property related contracts
<b>Information management</b>	Describe the methods and techniques for providing information, data and advice to clients
<b>Finance</b>	Describe accounting procedures and explain methods for obtaining and managing finance
<b>Health and safety</b>	Explain how to ensure safe and secure working environments for self and others
<b>Sustainability</b>	Explain how to embed sustainability into projects and how to influence client behaviour
<b>Construction Technology</b>	Describe the technology of complex buildings including materials
<b>Consultancy</b>	Explain how to manage client relationships

OPTIONAL KNOWLEDGE	Choose two from the following:
<i>(letter indicates related optional skill)</i>	<b>What is required</b>
<b>a. Applied valuation and appraisal</b>	Describe how to undertake complex valuations and the requirements for valuation reporting
<b>b. Building pathology</b>	Describe the detailed pathology of buildings and the related defects, causes and remedies
<b>c. Property and planning law</b>	Define how land law, the law of landlord and tenant and planning law affects the occupation and use of buildings and land
<b>d. Procurement and contracts</b>	Explain when different forms of procurement and tendering are appropriate and the clauses of building/infrastructure contracts
<b>e. Costing and cost planning of construction works</b>	Explain the detailed quantification and costing of construction works and the methods of cost planning that can be applied

CORE SKILLS	What is required:
Information management	Provide data, information and advice for clients relevant to the surveying discipline
Health and safety	Recommend solutions to ensure safe and secure working environments
Construction technology	Provide advice relating to the construction technology of buildings and their materials
Law	Negotiate and agree terms for acquisition/disposal of property, standard forms of building contracts or other property related contracts and liaise with legal advisers
Consultancy	Manage client instructions from engagement to completion

OPTIONAL SKILLS	Choose two from the following:
<i>(letter indicates related optional knowledge)</i>	<b>What is required:</b>
a Valuation and appraisal	Prepare capital and rental valuations for a range of formal and appraisal purposes and prepare client reports
b. Building surveys	Provide advice and recommendations to clients relating to building surveys
c. Property and planning law	Negotiate solutions to issues affecting both owners and occupiers of real estate including sales, lettings, purchase and/or planning
d. Tendering and procurement	Provide advice and recommendations as to appropriate procurement routes and manage the tendering processes relevant to them
e. Costing and cost planning of construction work	Undertake the detailed quantification, costing and cost planning of complex construction works

Note relating to optional knowledge and skills: Typically apprentices following the Valuation, Residential or Commercial Property, and Planning and Development pathways will take a and c whilst those following Building Surveying will take b and d and those taking Consultant Quantity Surveying will take d and e but the final decision will be that of the employer.

BEHAVIOURS	What is required
Provide a high standard of service	Always ensure your client, or others to whom you have a professional responsibility, receive the best possible advice, support or performance of the terms of engagement you have agreed to and ensure you always give attention to detail
Act in a way that promotes trust in the surveying profession	Act in a manner, both in your professional life and private life, to promote you, your firm or the organisation you work for in a professional and positive way.
Act with integrity	Always be trustworthy, open and transparent. Respect confidential information of your clients or potential clients and do not allow bias, conflict of interest or the undue influence of others to override your professional or business judgments or obligations. Always act consistently in the public interest when making decisions or providing advice.
Treat others with respect	Treat everyone with courtesy, politeness and respect and consider cultural sensitivities and business practices.
Take responsibility	Always act with skill, care and diligence and deal with any complaint in an appropriate professional manner

4. Entry - The entry requirement for the apprenticeship will typically be a minimum of three A2 levels at Grade C or higher or their equivalent or a Level 3 apprenticeship in a construction or property related discipline but the final decision is that of each employer.

5. Duration - The apprenticeship will typically be undertaken over three years.

6. Qualifications - Successful apprentices will achieve a degree in Surveying which will be the end point assessment and required for full chartered membership of the RICS. The degree will incorporate vocational and academic elements.

7. English and Maths - English and Maths will be required to be demonstrated at a minimum of Level 2.

8. Link to professional registration - Successful apprentices will become chartered Members of the Royal Institution of Chartered Surveyors (MRICS).

8. Level - The apprenticeship standard is at Level 6.

9. Review date -The apprenticeship standard will be reviewed at least every three years