

# The right pathway

21 February 2018

## Chris Lindsay explains how the RICS Building Control pathway and competencies have been revised following consultation

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In the [April/May 2017 issue](#) of the Building Control journal, we reported on the pathways and competencies review, including the consultation on proposed changes to the Building Control pathway (see pp.22?3 of [that issue](#) ). One of the main outcomes of this consultation was that surveyors wanted to see the proposed changes in the individual pathway guides, the detailed documents that set out the particular requirements for an area of practice.

### Consultation documents

Working groups were formed for each area, comprising representatives from RICS Professional Groups and employers, to draft the content of the new guides. These were then presented as part of a second-stage consultation that ran for 2 months during autumn 2017. The main consultation documents were:

- 21 individual pathway guides; these were working documents for consultation, not reflecting the final branded versions
- a draft of the new mandatory competencies, with expanded descriptors and examples
- summary of the proposed changes
- matrix of the proposed competencies
- updated FAQs.

The comments we received were, on the whole, positive and, once the draft guides have been updated in line with these, the content of the new framework will be ready for implementation later in 2018. At the time of writing, the launch date is still to be confirmed, but transitional arrangements will be in place for candidates to come forward for assessment under the current version.

### New competencies

The current competencies for the Building Control pathway are included in the [existing pathways guid](#) e. For the new competencies, see Table 1 and Table 2.

Mandatory competencies	Technical core competencies	Technical optional competencies
<b>Level 3</b> <ul style="list-style-type: none"> <li>● Ethics, rules of conduct and professional practice</li> </ul> <b>Level 2</b> <ul style="list-style-type: none"> <li>● Client care</li> <li>● Communication and negotiation</li> <li>● Health and safety</li> </ul> <b>Level 1</b> <ul style="list-style-type: none"> <li>● Accounting principles and procedures</li> <li>● Business planning</li> <li>● Conflict avoidance, management and dispute resolution procedures</li> <li>● Data management</li> <li>● Diversity, inclusion and teamworking</li> <li>● Inclusive environments</li> <li>● Sustainability</li> </ul>	<b>Level 3</b> <ul style="list-style-type: none"> <li>● Building control inspections</li> <li>● Fire safety</li> <li>● Inspection</li> <li>● Legal/regulatory compliance</li> </ul>	<b>Two to Level 3 and one to Level 2</b> <ul style="list-style-type: none"> <li>● Building information modelling (BIM) management</li> <li>● Building pathology</li> <li>● Client care</li> <li>● Conservation and restoration</li> <li>● Construction technology and environmental services</li> <li>● Contaminated land</li> <li>● Data management</li> <li>● Measurement</li> <li>● Planning and development management</li> <li>● Risk management</li> <li>● Sustainability</li> <li>● Works progress and quality management</li> </ul>
One competency should also be taken to Level 2 from the full list of technical competencies, including any not already chosen from the optional list.		

Table 1: Main changes to competency requirements in the Building Control pathway

## Overview of competency requirements in the Building Control pathway after revisions

Mandatory competencies	Technical core competencies	Technical optional competencies
<b>Level 3</b> <ul style="list-style-type: none"> <li>● Ethics, rules of conduct and professional practice</li> </ul> <b>Level 2</b> <ul style="list-style-type: none"> <li>● Client care</li> <li>● Communication and negotiation</li> <li>● Health and safety</li> </ul> <b>Level 1</b> <ul style="list-style-type: none"> <li>● Accounting principles and procedures</li> <li>● Business planning</li> <li>● Conflict avoidance, management and dispute resolution procedures</li> <li>● Data management</li> <li>● Diversity, inclusion and teamworking</li> <li>● Inclusive environments</li> <li>● Sustainability</li> </ul>	<b>Level 3</b> <ul style="list-style-type: none"> <li>● Building control inspections</li> <li>● Fire safety</li> <li>● Inspection</li> <li>● Legal/regulatory compliance</li> </ul>	<b>Two to Level 3 and one to Level 2</b> <ul style="list-style-type: none"> <li>● Building information modelling (BIM) management</li> <li>● Building pathology</li> <li>● Client care</li> <li>● Conservation and restoration</li> <li>● Construction technology and environmental services</li> <li>● Contaminated land</li> <li>● Data management</li> <li>● Measurement</li> <li>● Planning and development management</li> <li>● Risk management</li> <li>● Sustainability</li> <li>● Works progress and quality management</li> </ul>
One competency should also be taken to Level 2 from the full list of technical competencies, including any not already chosen from the optional list.		

**Table 2: Overview of competency requirements in the Building Control pathway after revisions**

### Sample competency

To take one example, Fire safety is a core competency to Level 3. It is about having the skills to assess the level of fire safety in buildings and proposed building projects, and being able to advise how to achieve required levels of safety when they are not present (see Table 3).

**Examples of likely knowledge, skills and experience required at each level**

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the consequences of fire in a building, how it is modified by the enclosure and how the impact may be controlled. Apply fire safety principles to practical situations so as to minimise the risk from fire to personal injury or death, physical loss and adverse environmental impact.	Demonstrate knowledge and understanding of the combustion process; the physics and chemistry of fire; the physiological and psychological effects of fire; and the ability to assess means of escape according to circumstance, including fire safety management systems.	Provide research advice to clients or other bodies on the requirements for fire safety engineering, including strategy. Represent clients to statutory bodies in preparing, agreeing and defending a fire safety strategy.
<b>Examples of knowledge at this level are:</b>	<b>Examples of activities and knowledge at this level are:</b>	<b>Examples of activities and knowledge at this level are:</b>
<ul style="list-style-type: none"> <li>how a fire might start in buildings; how it will spread; and how it can be contained by the structure or layout</li> <li>how the structure might be protected</li> <li>the methods for safe escape</li> <li>the responsibility of duty-holders, such as occupiers or management undertaking risk assessments</li> <li>the systems to protect buildings and occupiers e.g. detection and suppression.</li> </ul>	<ul style="list-style-type: none"> <li>assessing project plans for fire safety compliance</li> <li>inspecting projects to assess satisfactory implementation of fire safety features</li> <li>inspect premises, record attributes and develop a fire safety audit</li> <li>apply fire safety and engineering in a building project design specification process or comply with recommendations from a risk assessment</li> <li>inspect and complete fire safety audits.</li> </ul>	<ul style="list-style-type: none"> <li>preparing a fire safety strategy for a building</li> <li>carrying out fire risk assessments</li> <li>present and recommend actions from a fire safety audit</li> <li>develop and recommend a fire safety strategy</li> <li>negotiate with fire officer or other statutory body on fire safety matters for clients.</li> </ul>

**Table 3: Examples of likely knowledge, skills and experience required at each level**

## Assessment Resource Centre

Any changes to the framework need to be reflected in the Assessment Resource Centre (ARC), a tool that streamlines the process by allowing candidates to manage all their training, CPD and selected competency records online. User guides and instructional videos for the ARC are available on the [RICS website](#). The ARC also enables counsellors to support candidates through each stage of the final assessment and, when required, sign off competencies and the candidates' summaries of experience. All new enrolments in English from 31 January 2017 and all final assessments taken in English must now use the ARC. If you have any questions or comments about the review, please do contact us.

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## Further information

- This feature is taken from the [RICS Building control journal](#) (February/March 2018)
- Related categories: [Pathways and guidance](#), [Official APC guidance](#)