



FINISHES & INTERIORS SECTOR

# Welcome to the FIS Regional Meeting

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**Angela Mansell**  
**Mansell Building Solutions**  
FIS Chair North-West Region

Welcome

- **Welcome: Angela Mansell, Managing Director Mansell Building Solutions**
- **Building Safety Act** - John Miles of Assent Building Control
- **Saving Construction, Payments and Resilience** - Tim Whitehill, Saible, Co-founder, Chief Strategy Officer and Visiting Research Fellow at Liverpool Business School
- **FIS contract review service** - Iain McIlwee and Damian James
- **Careers in construction** - Daniel McDonagh, Class of your own
- **Open Discussion on Better Contracting**



**John Miles**  
Assent Building Control

# Building Safety Act 2022

Overview



# Contents

Who We Are

The Building Safety Act 2022

The Regulator

Higher-risk buildings

The Building Act 1984

Changes to building regulations

How do I prepare?

# Who We Are







# **/ About Assent**



# / Assent Services



## Building Control

Responsive and knowledgeable building control services for commercial and domestic projects.



## Fire Safety Solutions

We work with you to develop fire safety solutions that meet both approving authorities and client objectives.



## Structural Warranties

Protect against property defects in the design and build of your construction projects.



## Seminars & Training

Keep up-to-date with the latest Building Control legislation through our education and training packages.



## Fire Safety Training

Enhance competence of fire safety professionals with fire safety and fire engineering training, courses, apprenticeships and qualifications - delivered by our subsidiary business Xact.



# The Building Safety Act 2022

John Miles



# / BSR Key Dates



# / Building Safety Act 2022

## Building Safety Regulator

Oversight, competence,  
regulatory regime for HRB's

Part  
**1**

**Higher-risk  
buildings – design  
& construction**

Industry Competence Committee  
Residents panel  
Building Advisory Committee  
Technical Policy Division

Part  
**2**

**Building control  
profession**

**Higher-risk buildings  
in occupation**

Part  
**4**

Building safety risks  
HRB registration  
Building Assessment  
Certificates  
Safety case  
Key building information

The Higher-Risk Buildings (Descriptions and  
Supplementary Provisions) Regulations 2023

The Higher-Risk Buildings (Keeping and Provision  
of Information etc.) (England) Regulations 2023

The Higher-Risk Buildings (Key Building  
Information etc.) (England) Regulations 2023

The Building (Higher-Risk  
Buildings) (Management of  
Safety Risks etc.) (England)  
Regulations 2023

Part  
**3**

The Building (Higher-  
Risk Buildings  
Procedures) (England)  
Regulations 2023

**The Building  
Act 1984**

The Building Regulations  
2010 (as amended)

The Building (Approved  
Inspectors etc.)  
Regulations 2010 (as  
amended)

**Dutyholder  
Competence**  
PAS8670, 8671, 8672  
Client, Principal  
Designer, Principal  
Contractor

The Higher Risk Buildings (Descriptions and  
Supplementary Provisions) Regulations 2023

The Building Safety (Fees and Charges)  
Regulations 2023

The Building Regulations etc. (Amendment)  
(England) Regulations 2023

The Building (Approved Inspector etc and Review  
of Decisions) (England) Regulations 2023

The Building (Restricted Activities and Functions)  
Regulations 2023

The Building (Registered Building Control  
Approvers etc.) Regulations

The Building Safety (Responsible Actors Scheme  
and Prohibitions) Regulations 2023

Building Safety Levy (tbc)

# The Regulator



# **/ Building Safety Regulator**

Three main functions:

- / Oversight of the built environment**
- / Improve competence of those working on all buildings**
- / Oversee a new regulatory regime for higher-risk buildings**



# **/ Building Safety Regulator**

What is the role of the regulator?

- / General section 5 duty**
- / Sector role – oversight and competence**
- / Regulator for higher-risk buildings**
- / Regulator for building control profession**
- / Enforcement powers are derived from the BSA22 and BA84**





# Higher-risk buildings

Design and construction



# **/ Higher Risk Buildings**

Design & construction (Part 3 of BSA22)

- / A building +18m in height or 7 storeys or more**
- / Contains at least two residential units**  
(includes student accommodation)
- / Hospitals & care homes**

In-occupation (Part 4 of BSA22)

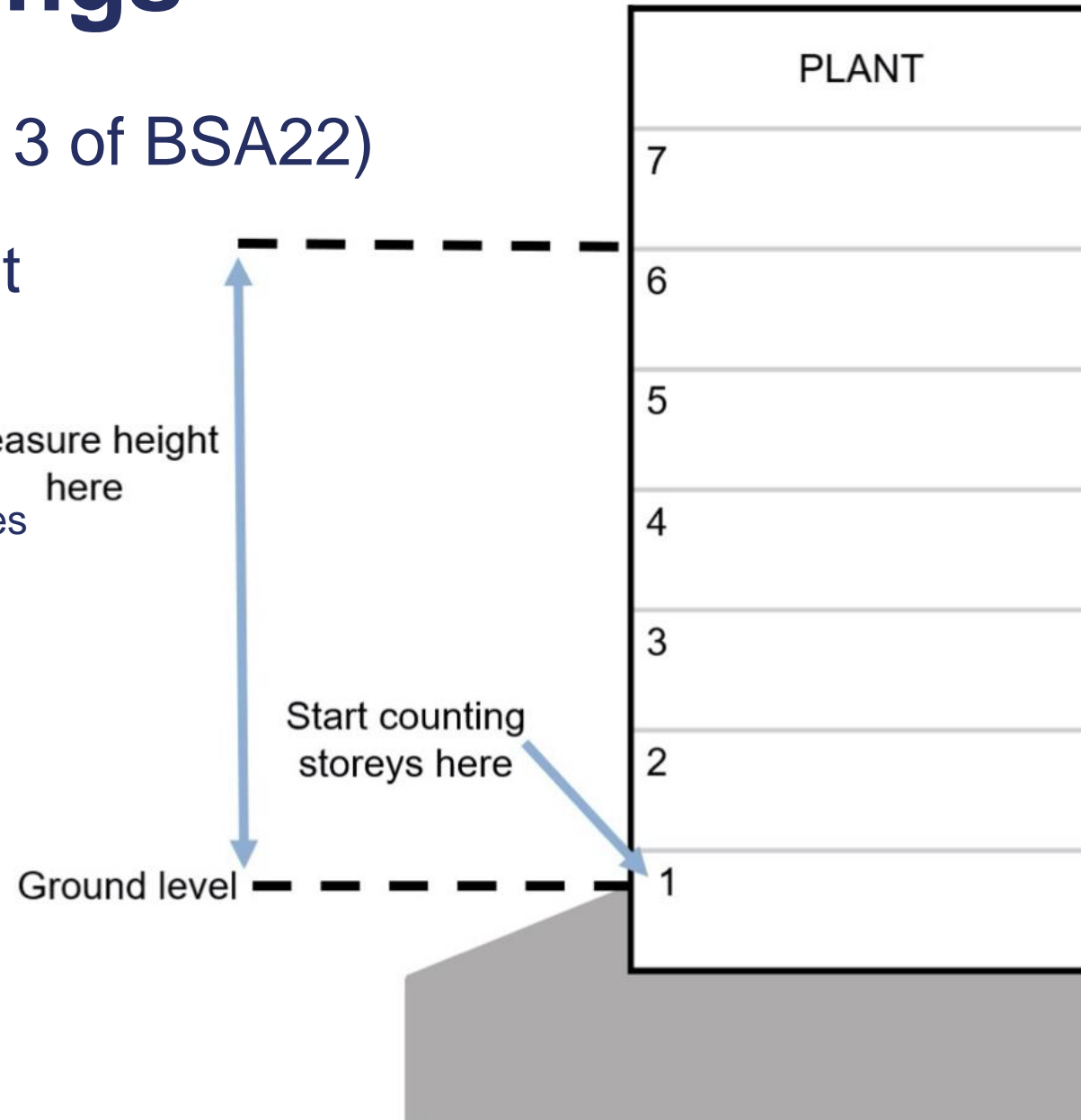
- / As above – except hospitals and care homes**



# / Higher-risk buildings

Design & construction (Part 3 of BSA22)

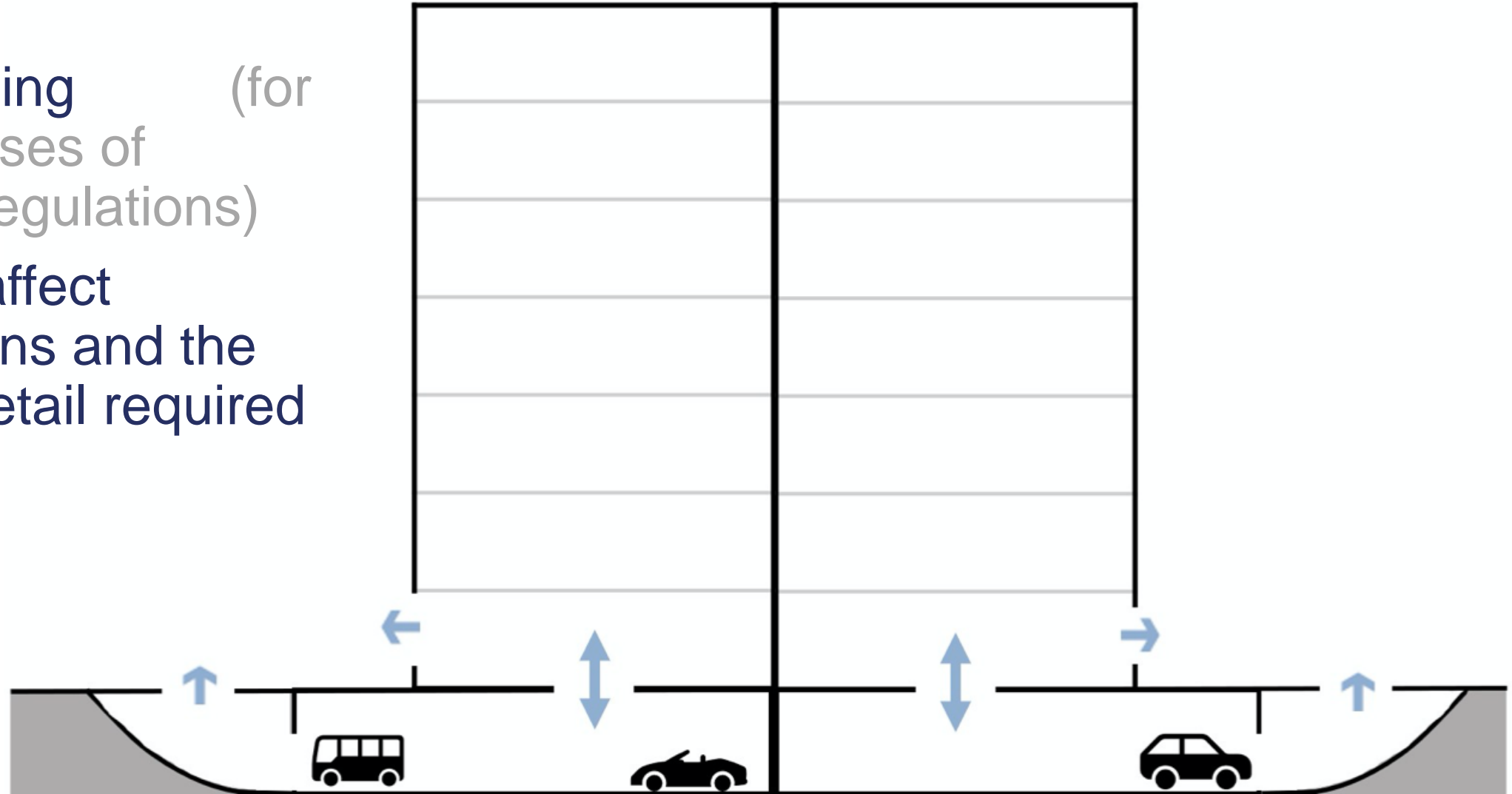
- / A building +18m in height or 7 storeys or more
- / Contains at least two residential units (includes student accommodation & short-term letting units)
- / Hospitals & care homes



# / Higher-risk buildings

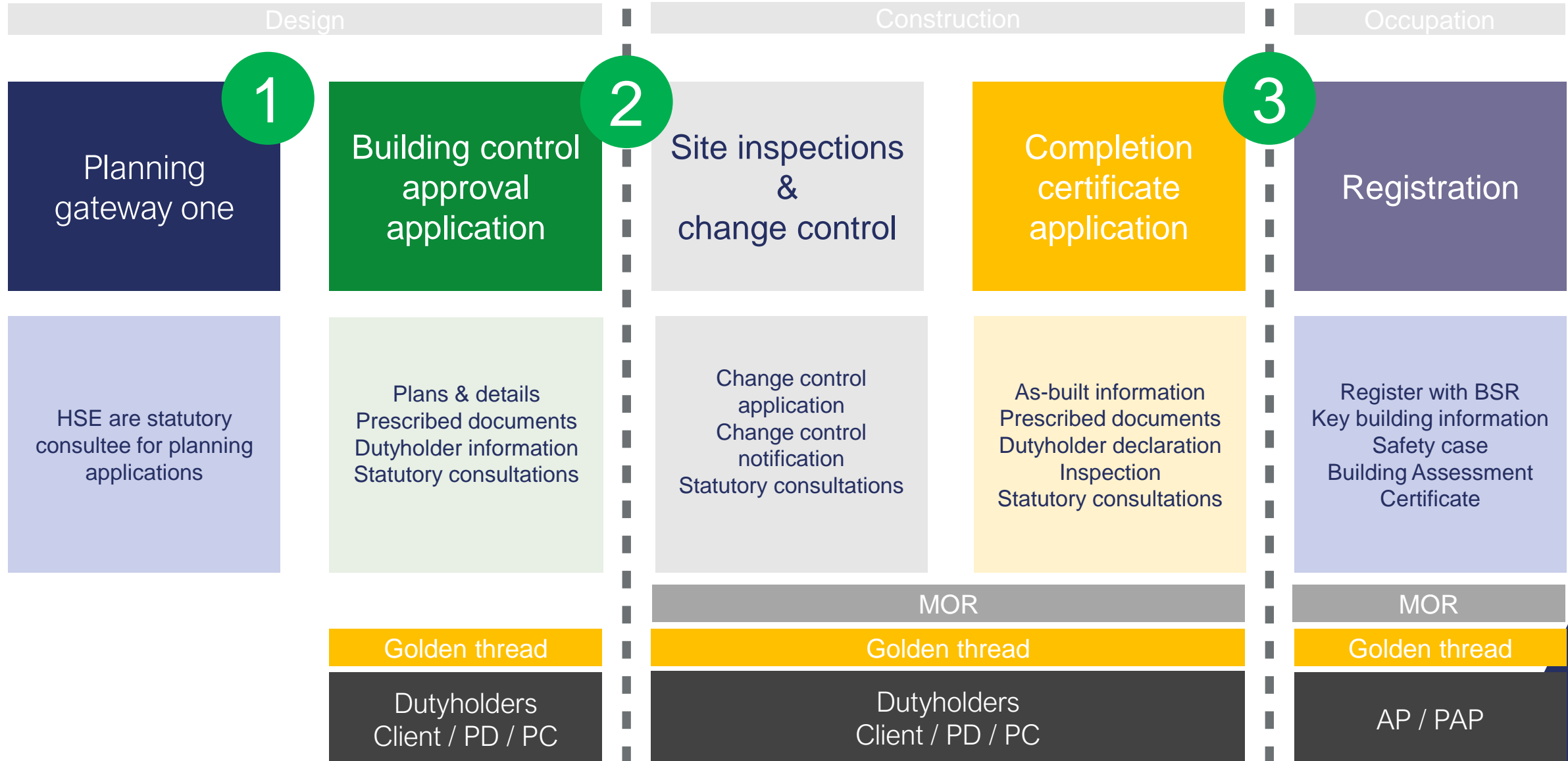
## Building

- / One building (for the purposes of building regulations)
- / This will affect applications and the level of detail required



# / Gateways

## Higher-risk buildings



# **/ Planning Gateway 1**

Need to know

- / HSE is a statutory consultee for in-scope planning applications**
- / Fire statement**
- / HSE comments on fire safety matters relevant to land use planning**



# **/ Gateway 2 – building control approval**

Need to know

- /** Must secure approval before commencing work on a higher-risk building
- /** BSR is the building control authority for higher-risk buildings
- /** Design information must be comprehensive
- /** New documents to support the application



# **/ Gateway 2-3 – construction phase**

Need to know

- / Inspection schedule from BSR – includes notification requirements**
- / BSR will undertake inspections throughout**
- / Change control requirements**
- / Golden thread – the evidence that supports GW3 is collected during construction**
- / Mandatory occurrence reporting**





# **/ Gateway 3 – completion certificate**

Need to know

- /** Must secure completion certificate before you can register a higher-risk building
- /** As-built information is required
- /** Golden thread – the evidence that supports a submission
- /** BSR will undertake an inspection
- /** New documents to support the application



# / Higher-risk building registration

Need to know

- / Must register building prior to occupation
- / Accountable person - duties commence at point of occupation
- / Building safety risks
- / Safety case
- / Building Assessment Certificate
- / BSR – tranching & forward plan



# **/ Golden thread of information**

Need to know

- / Must register building prior to occupation**
- / Accountable person - duties commence at point of occupation**
- / Building safety risks**
- / Safety case**
- / Building Assessment Certificate**
- / BSR – tranching & forward plan**



# Higher-risk buildings

In-occupation



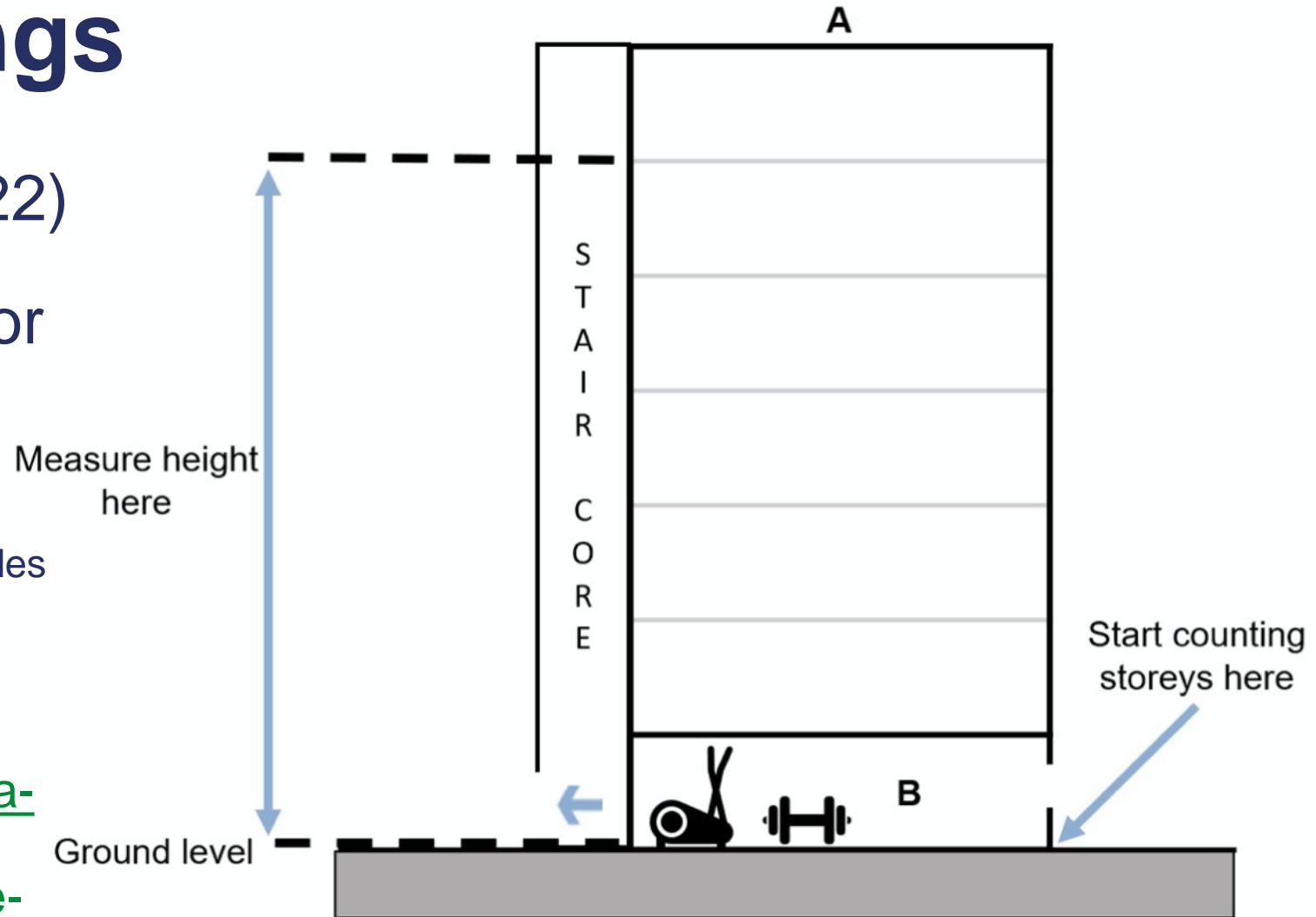
# / Higher-risk buildings

In-occupation (Part 4 of BSA22)

- / A building +18m in height or 7 storeys or more

- / Contains at least two residential units (includes student accommodation & short term letting units)

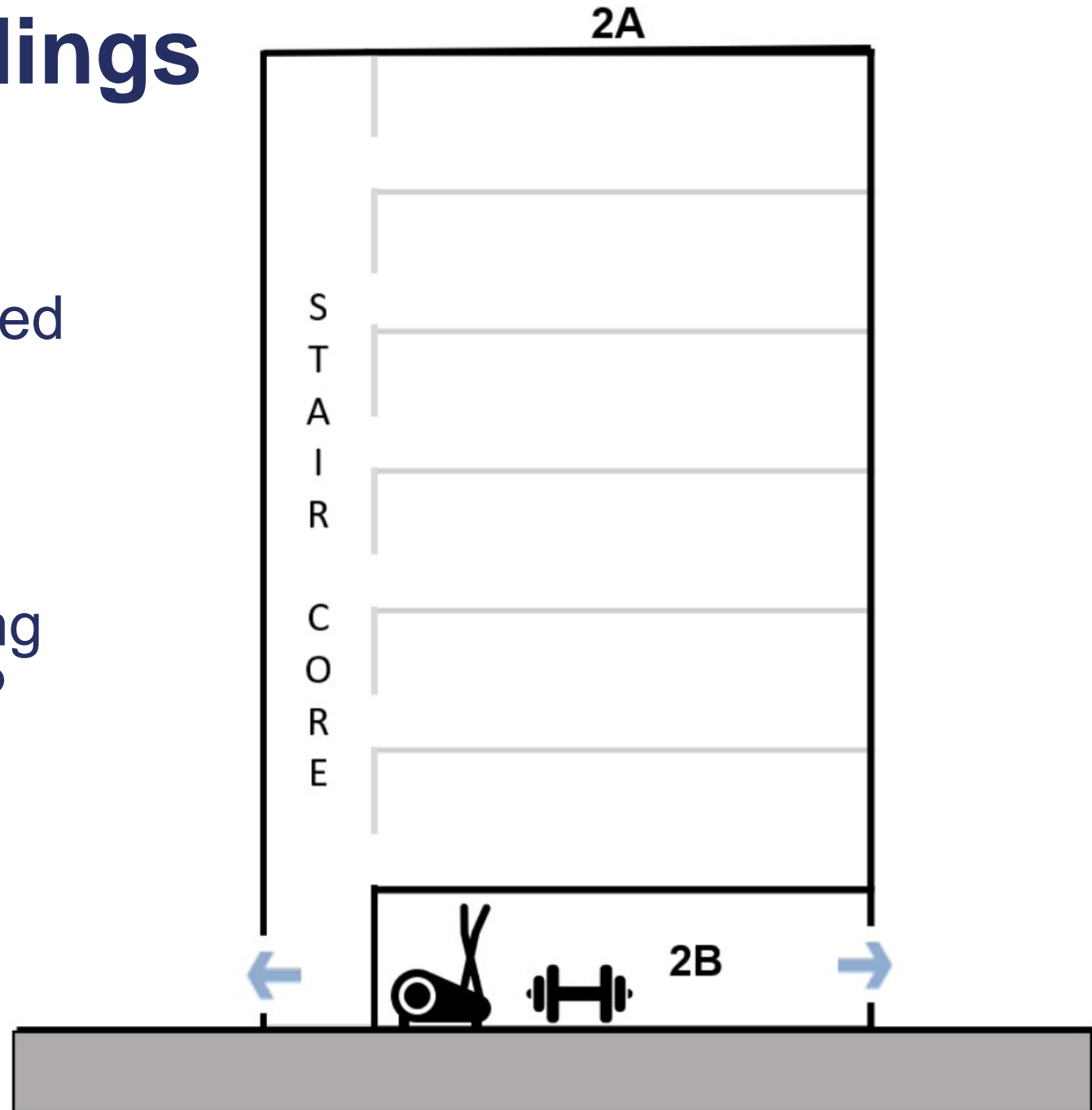
- / <https://www.gov.uk/guidance/criteria-for-being-a-higher-risk-building-during-the-occupation-phase-of-the-new-higher-risk-regime#counting-storeys-and-measuring-height>



# / Higher-risk buildings

## Registration

- / HRB's must be registered with BSR
- / Deadline 1<sup>st</sup> October 2023
- / Duty to manage 'building safety risk' for AP / PAP from 1<sup>st</sup> October 2023



# / Accountable persons

Need to know

- / Accountable person
  - / Individual or organisation who has a legal obligation to repair common parts – structure, corridors, staircases etc.
- / Principal accountable person
  - / Individual or organisation – commonhold association, local authority, social housing provider

<https://www.gov.uk/guidance/safety-in-high-rise-residential-buildings-accountable-persons>



# / Key building information

Need to know

- / Fire and smoke controls
- / Fire doors
- / Structure, roof, staircases
- / External walls
- / Building use

<https://www.gov.uk/government/publications/giving-bsr-structure-and-fire-safety-information-key-building-information/building-safety-regulator-giving-us-structure-and-safety-information-key-building-information>





# **/ Golden thread of information**

Ongoing management of building safety risks

- / Building information**
- / Resident profile**
- / Fire prevention and protective measures**
- / Services and utilities**
- / Maintenance and inspection**
- / Health & safety file – regulation 38 information**

<https://www.hse.gov.uk/building-safety/safety-cases/building-info/index.htm>



# **/ Safety case**

All the information you use to manage -

- /** The risk of fire spread
- /** The risk of structural failure

# **/ Safety case report**

Document that summarises your safety case -

- /** Identifies major fire and structural hazards
- /** Shows how you are managing and controlling these risks

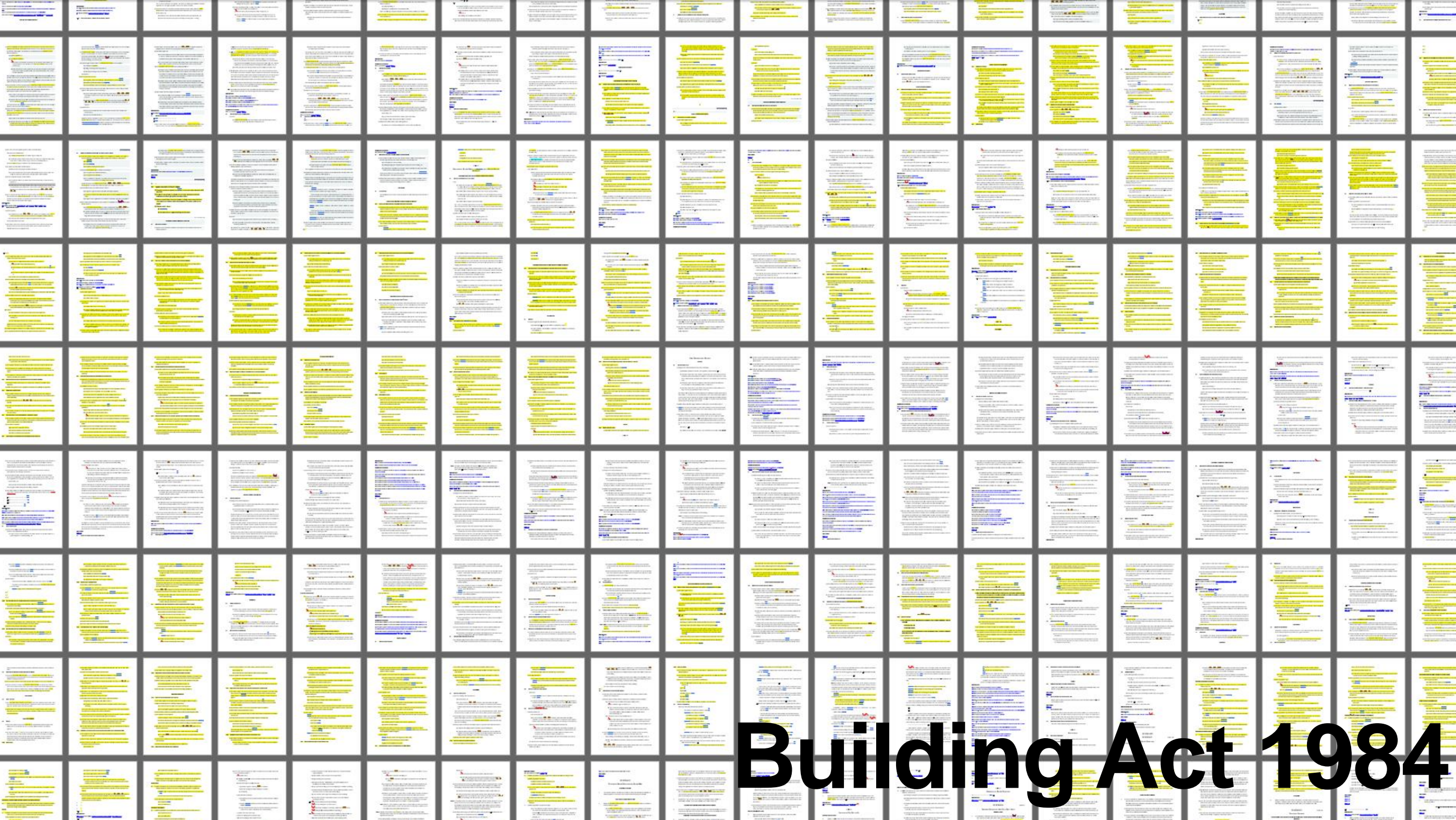


# Building Act 1984

Speaker's name







# Building Act 1984

# **/ Building Act 1984**

Changes made by the Building Safety Act 2022

- / Enables building regulations secondary legislation**
- / Sets out the powers of the regulator as a building control authority**
- / Includes the provisions for a regulated building control profession**
- / Changes to enforcement of building regulations**





# **/ Building Act 1984**

## Sections 35 & 36 - enforcement

- / Compliance notices**
- / Stop notices**
- / Extended periods for enforcement**
- / Compliance and stop notices can be served at the point of contravention**
- / Apply to all buildings**
- / Additional powers for higher-risk buildings**
- / Link to competence**



# **/ Building Act 1984**

## Compliance notices

- /** The building control authority may give a compliance notice to a person who appears to the authority to have contravened, be contravening or be likely to contravene:
  - /** a relevant provision of building regulations, or
  - /** a requirement imposed by virtue of such a provision



# / Building Act 1984

## Stop notices

- / The building control authority may give a stop notice to a person appearing to the authority to be in control of any work if it appears to the authority that:
  - / the carrying out of the work would contravene a provision of building regulations prescribed for the purposes of this paragraph,
  - / a compliance notice relating to the work has been contravened, or
  - / the work contravenes a provision of building regulations or a requirement imposed by virtue of such a provision, and the risk of serious harm condition is met





# **/ Building Act 1984**

Risk of serious harm

- /** “The use of the building in question without the contravention having been remedied would be likely to present a risk of serious harm to people in or about the building”



# **/ Building Act 1984**

## Offence of contravening building regulations

- /** A person who contravenes a provision of building regulations or a requirement imposed by such a provision, commits an offence
- /** A person guilty of an offence is liable
  - /** on summary conviction, to imprisonment or a fine (or both)
  - /** on conviction on indictment, to imprisonment (up to 2 years) or a fine (or both)
- /** Section 36 notices requiring removal or alteration of non-compliant work – extended to 10 years



# Building Regulations

Speaker's name



# **/ Building regulations**

Changes made by the Building Act 1984

- /** Introduces new procedures & requirements for higher-risk buildings
- /** Introduces dutyholder roles
- /** Changes consultation process
- /** Introduces new transitional provisions and definitions for 'commencement'



# **/ Building regulations**

Change for all buildings

- /** Must confirm dutyholder roles at application stage for higher-risk buildings
- /** BSR will expect LA's & RBCA's to undertake enforcement action for contraventions of building regulations
- /** Ensure you comply - like nobody is looking
- /** Do not rely on a certificate from a building control body as proof of compliance



# / Dutyholders

Applies to all buildings – part of building regulations

## / Client

Make arrangements to plan, manage & monitor

Appoint a PD and PC

Provide information to every designer and contractor (HRBs)

Cooperate and share information with dutyholders

## / Principal Designer

Plan, manage & monitor

Ensure compliance with building regulations

Ensure co-operation and information sharing between designers

Liaise with PC

## / Principal Contractor

Plan, manage & monitor

Ensure compliance with building regulations

Ensure co-operation and information sharing between contractors

Liaise with PD



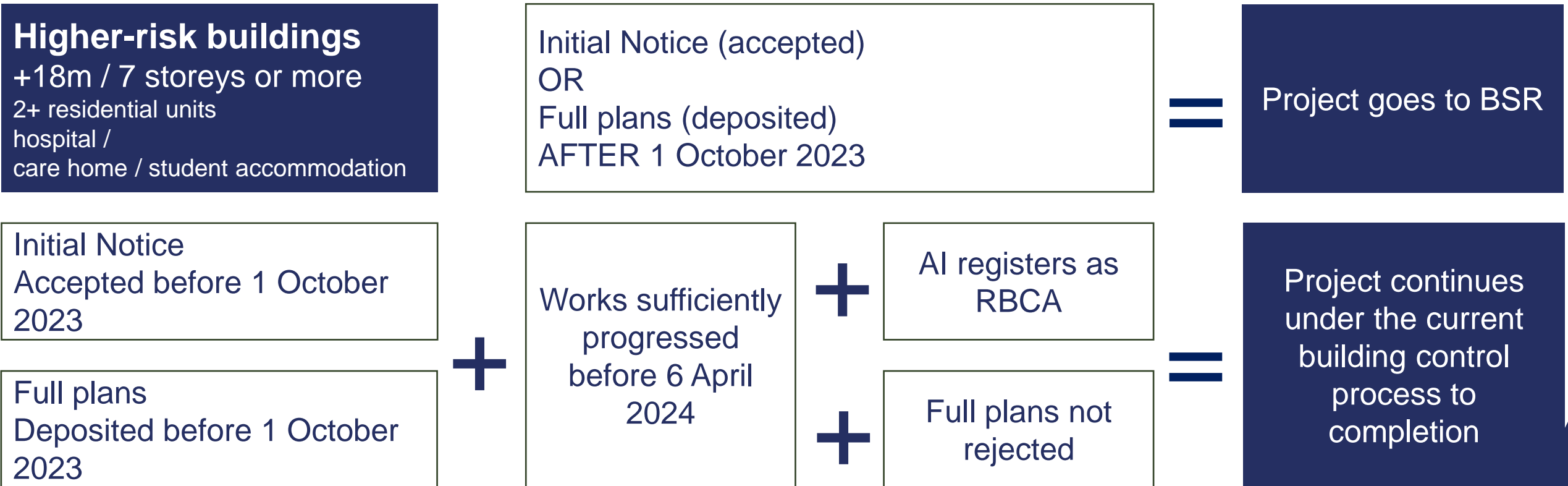
# / Building regulations

## Commencement of work

- / New definition
- / Applies to all buildings
- / Transitional arrangements – all buildings
- / Transitional arrangements – higher-risk buildings
- / Section 32 BA84
- / It is your duty to confirm via notification
- / Building control body has powers to determine



# / Transitional arrangements



- / AI does not register as RBCA – project transfers to BSR
- / Full plans rejected – project transfers to BSR





# / Transitional arrangements

## All buildings

Except higher-risk buildings

Initial Notice (accepted)  
OR  
Full plans (deposited)  
AFTER 1 October 2023

=

Amended Building  
Regulations /  
Approved Inspector  
Regulations apply

Initial Notice  
Accepted before 1 October  
2023

+

Works started  
before  
6 April 2024

+

AI registers as  
RBCA (deeming  
provision)

=

Full plans or building notice  
Deposited before 1 October  
2023

+

Full plans not  
rejected

Project continues  
under the current  
building control  
regime to completion

- / AI does not register as RBCA – deeming provision applies – work must complete by 1 October 2024 – if not project transfers to LA or another RBCA
- / Full plans rejected – project must be re-submitted – new regulations apply



# How do I prepare?

Speaker's name



# **/ How do I prepare?**

What are the key considerations?

- / Change**
- / Quickly**
- / Competence**
- / Challenge**



# **/ How can we help?**

- / Building control services**
- / Gateway guidance**
- / Safety cases and golden thread guidance**
- / Fire safety consultancy, training & CPD**



# / Q&A



# / Contact Details

- / John Miles
- / [johnmiles@assentbc.co.uk](mailto:johnmiles@assentbc.co.uk)
- / 07467 487461



**ASSENT** 





## **Tim Whitehill**

Saible, Co-founder, Chief Strategy Officer and Visiting Research Fellow at Liverpool Business School

# Saving construction, payments, and resilience.



By Tim Whitehill  
FIS Regional Event 28th  
November 2023





## 01. Introduction

About me.

## 02. Saving construction & resilience

The insolvency epidemic in UK  
construction.

## 03. Disrupting the payment culture

Introducing the development of a Parallel Payments  
Platform for construction.

## 04. Questions and answers

Over to you.

# Presentation Agenda

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&gt;

Consultant

&gt;

Academic

&gt;

Investor

&gt;

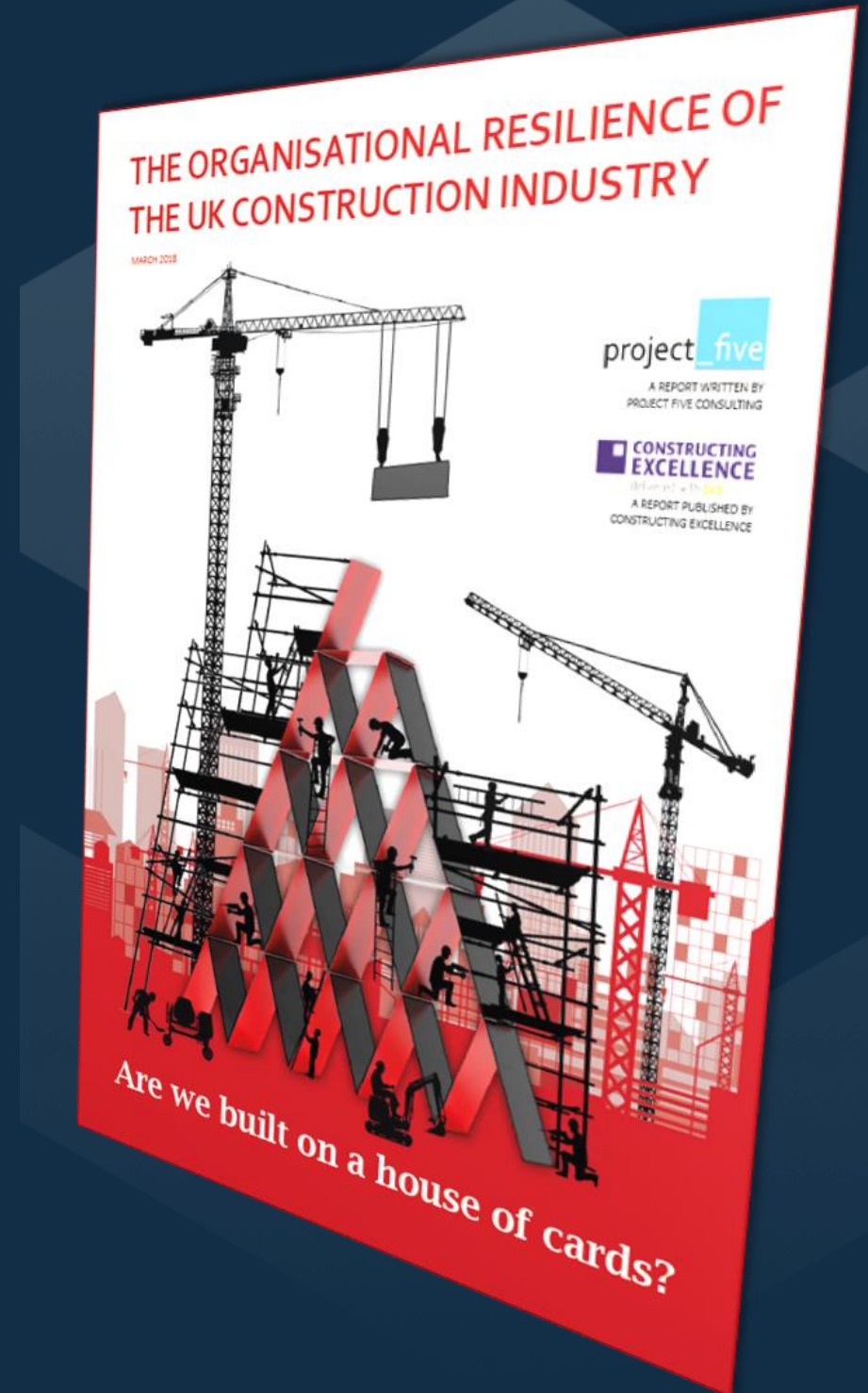
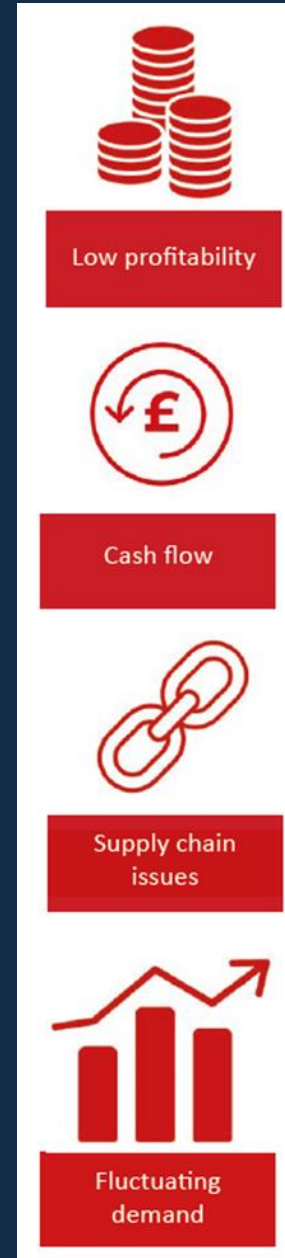
Director

&gt;

Volunteer

I am devoted to a portfolio of organisations in the construction sector to drive change and make a positive impact.

- Released March 2018, published by Constructing Excellence.
- Research carried out in 2017, ahead of Carillion collapse.
- Identified symptoms of low levels of organisational resilience.
- Research recommendations that included “a sector-based approach to building resilience”.





## 6. Insolvencies increased in accommodation and food services but fell in the administrative and support services industry grouping

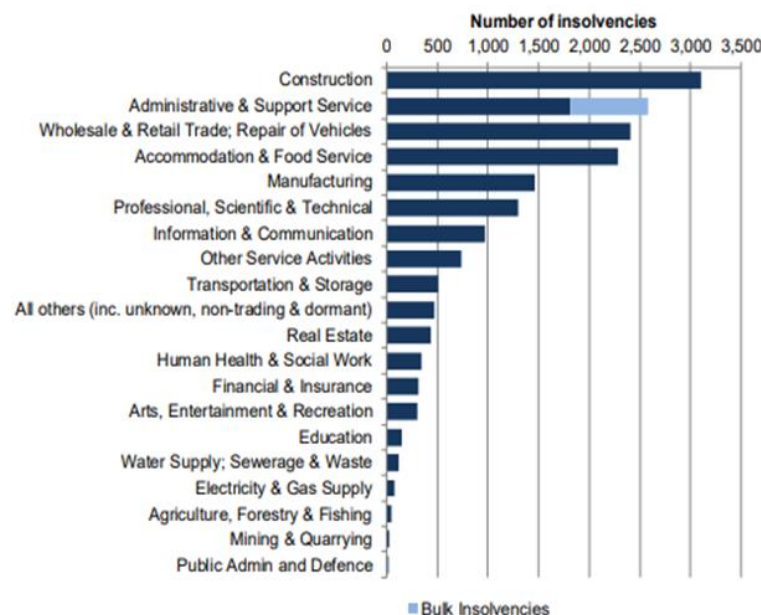
The following analysis excludes insolvencies where the company was unknown, non-trading or dormant.

In the 12 months ending Q3 2019, the accommodation and food services industry group saw the largest increase in underlying insolvency volumes (39 more, a 1.7% increase) compared with the 12 months ending Q2 2019. The administrative and support services group saw the largest decrease in volumes (50 fewer, a 1.9% decrease) compared with the same period.

The highest number of new underlying company insolvencies was in the construction industry with 3,106 insolvencies; followed by the administrative and support services grouping with 2,585 insolvencies; and the wholesale and retail trade, repair of vehicles industrial grouping with 2,409.

**Figure 6: The construction industry had the highest number of insolvencies in the 12 months ending Q3 2019**

England and Wales, non-seasonally adjusted



	England & Wales			Scotland		
Year	Count	Rank	%	Count	Rank	%
2010	3940	1	20.10%	343	1	26.06%
2011	3979	1	19.52%	379	1	25.66%
2012	3732	1	19.15%	320	1	22.39%
2013	3227	1	18.22%	184	1	20.81%
2014	2885	1	17.71%	212	1	21.79%
2015	2457	1	16.84%	176	1	18.45%
2016	2540	2	15.47%	162	1	15.64%
2017	2641	2	15.25%	152	1	17.76%
2018	3001	1	17.19%	202	2	20.61%

	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	July 23	Aug 23	Sep 23	Total
<b>Construction Sector</b>	<b>347</b>	<b>366</b>	<b>359</b>	<b>292</b>	<b>333</b>	<b>445</b>	<b>283</b>	<b>472</b>	<b>387</b>	<b>275</b>	<b>396</b>	<b>332</b>	<b>4287</b>
Construction of buildings	124	153	130	110	118	164	108	172	143	106	155	117	1600
Civil Engineering	17	20	16	16	23	18	10	21	21	12	26	12	212
Specialist Subcontractors	206	193	213	166	192	263	165	279	223	157	215	203	2475





In the UK

80 construction businesses go bust  
every week \*

2 construction workers take their  
own lives every working day \*\*

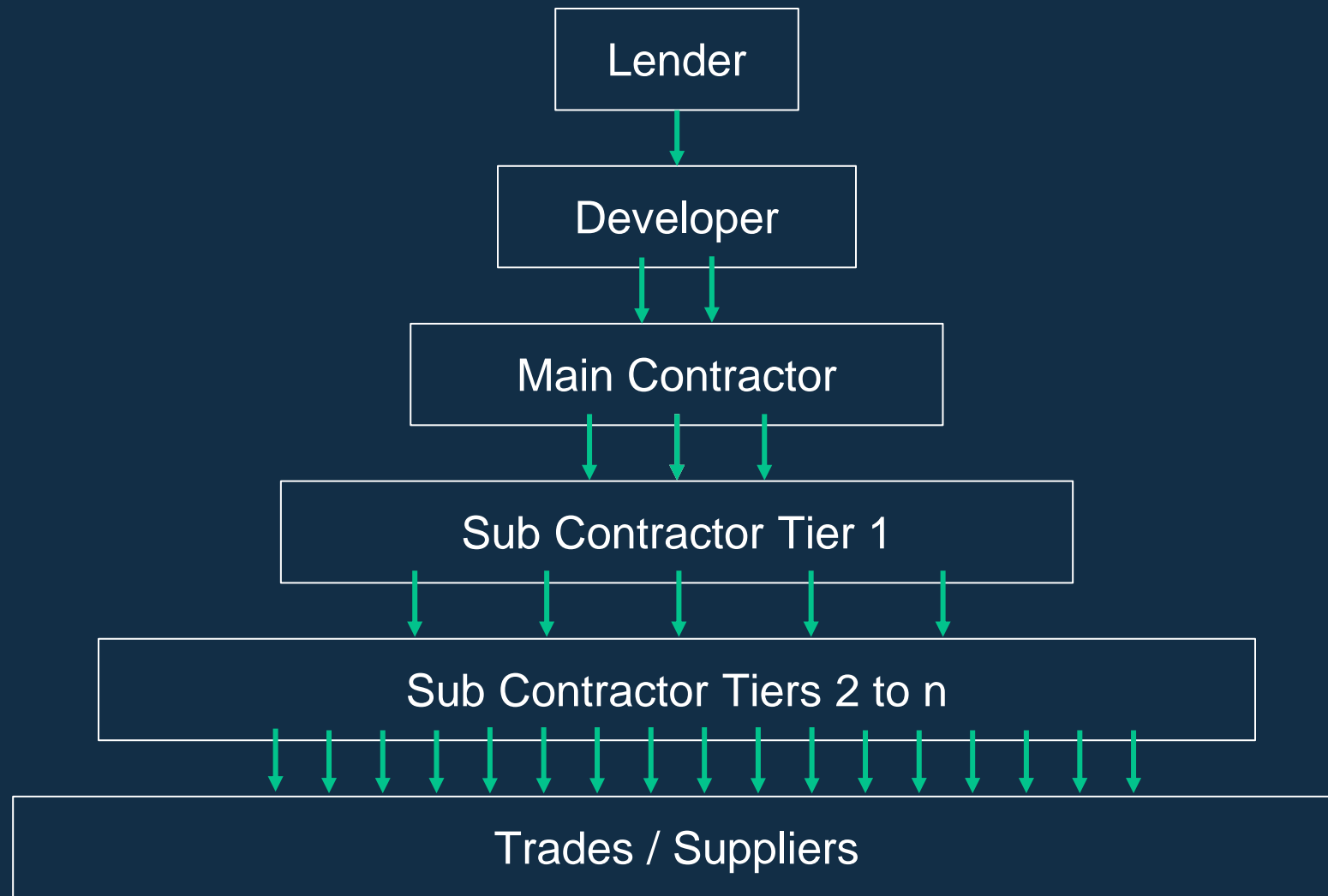


\* UK Government Insolvency Service

\*\* Office for National Statistics

## Epidemic of late payments.

- A 2019 study from insolvency specialist Begbies Traynor, over 115,000 UK construction companies were forced to wait an average of 57 days, triggering more than 1,000 insolvencies in 2018.



## Why?

- Cash moves through the supply chain without protection
- Companies often hold on to a project's cash for longer than they should, and spend it outside of the project
- Late and non payment is rife
- Disputes are common
- Margins are small and cash flow is unreliable, so businesses go bust
- This creates huge risks for the funders of the project





The project funder is left out of pocket, with long delays and angry suppliers because of:

1

Insolvencies

2

Disputes

3

Misused funds

4

Inflated costs

# Royal Liverpool University Hospital - £0.5bn+ recovery





Anfield Rd - losing £1m per game.



# There is a simple solution

- PBAs introduced in 2012 by Cabinet Office.
- Evidence that they are implemented on large scale, mainly infrastructure projects.
- Can be burdensome to implement. Need for banking checks and trust agreements.
- Rarely implemented beyond s/c Tier-1.
- Generally not adopted across the industry, and certainly not at the lower tiers.



# Saible Team



Craig Dann

Chief Technical Officer



Jarvey Moss

Chief Executive Officer

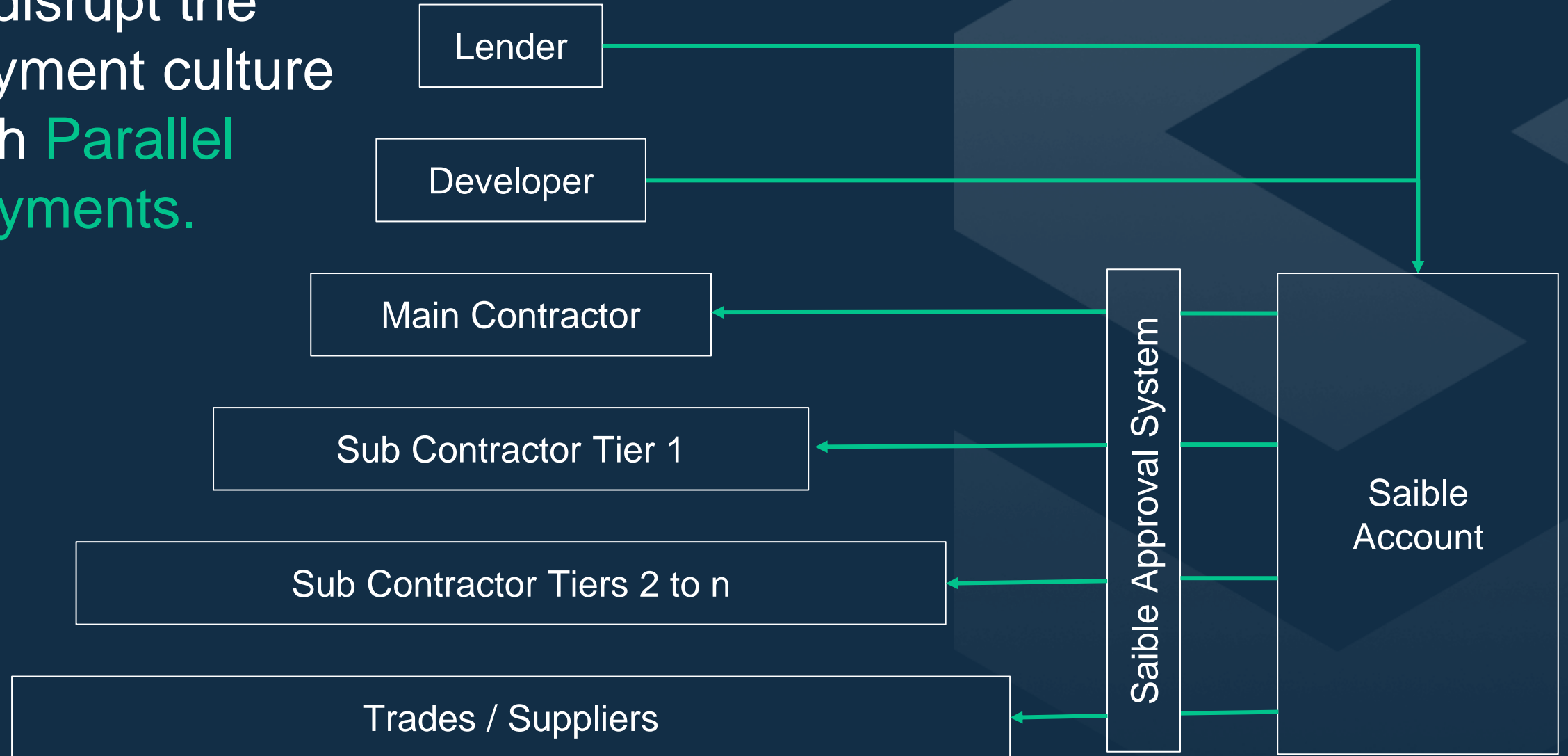


Tim Whitehill

Chief Strategy Officer

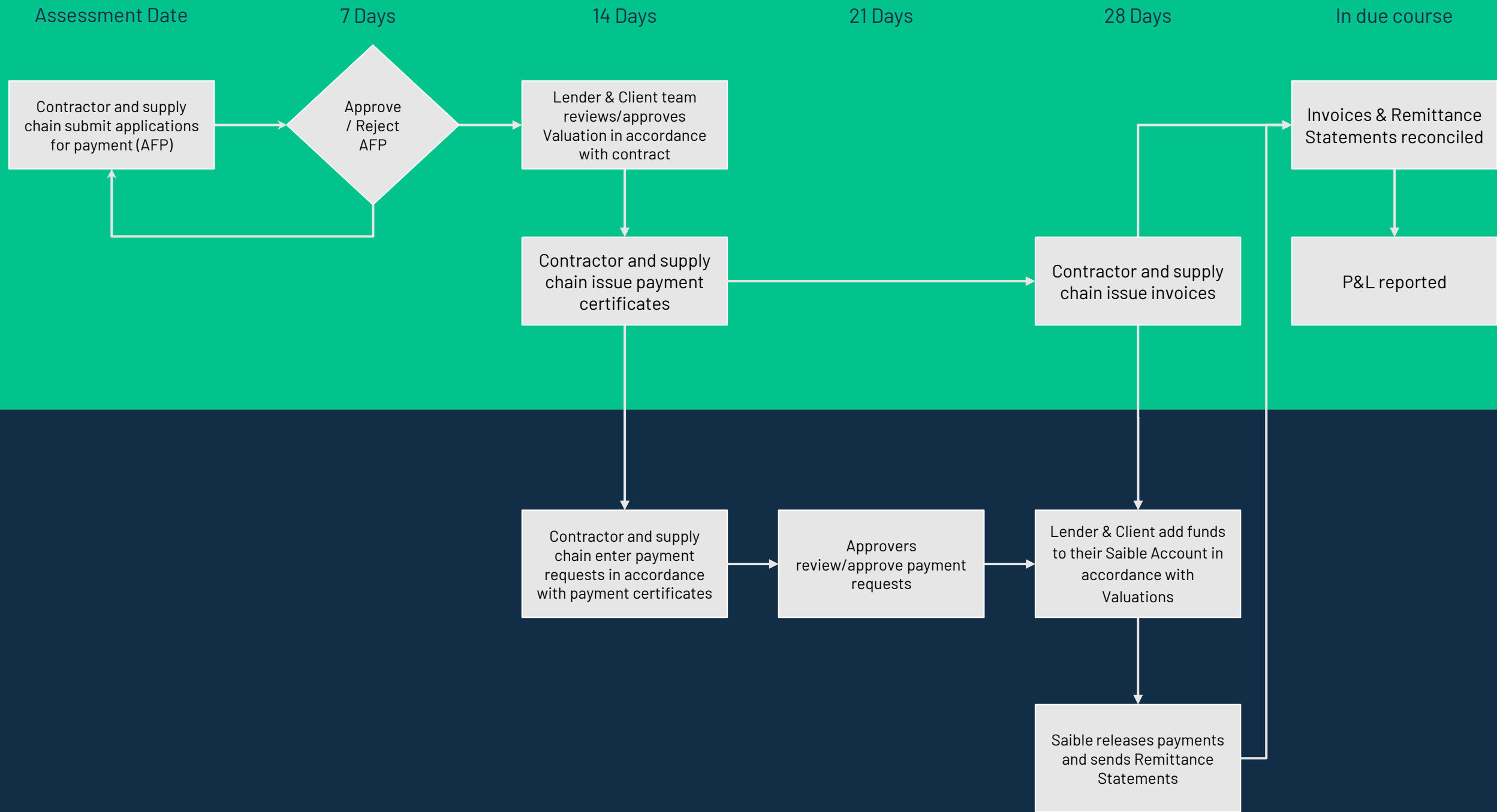


Saible mission  
to disrupt the  
payment culture  
with **Parallel  
Payments**.



Contract Admin  
(Outside Saible)

Approvals & Payments  
(Inside Saible)





# Benefits of using Saible:

1

## **Risk Reduction**

If a company does go insolvent the money to pay the supply chain is safe

2

## **Transparency**

The funder can see that the money intended for the project is spent on the project

3

## **Collaboration**

It is in everyone's interest to resolve disputes quickly and collaboratively, or nobody gets paid

4

## **Increased Profit**

Costs are lower because suppliers know that they will be paid, and paid on time (including retentions).



# Advisory Board



**William Lorenz**

FinTech &  
Payments Industry  
Advisor



**Karen Elliot**

Professor in  
Finance &  
FinTech



**Nick Moss**

Award-winning  
Architect



**Rudi Klein**

International  
Legal Advisor



**Anna Stoll**

Built Environment  
Changemaker



**Q4**

Saible received £0.5m Pre-Seed Funding.

Tim Whitehill appointed to the board as Co-founder/CSO.

**Q2**

Pilot projects.

**2024**

**2024**

**2024**

**2023**

**Q1**

Saible to release prototype.

**Q3-4**

Commercial release of Saible.

Seed funding call (£1.5-5m)





Join us to revolutionise the payment culture and help fewer businesses go insolvent in the construction sector.

Tim Whitehill, Co-founder & CSO

[tim.whitehill@saible.co.uk](mailto:tim.whitehill@saible.co.uk)



# FIS

FINISHES & INTERIORS SECTOR

## We'll be right back

### Event sponsored by



# Helping Businesses

Legal and QS Helplines  
Legal and Contractual Toolkit  
FIS Standard Form Contracts  
Technical Advisory Service  
(Expert Witness)  
Risk Management Toolkits

## Business Hub

FIS is committed to supporting members in developing their business and both directly and through our expert network offer helplines, guidance, template resources and toolkits to help you to run your business, set contracts up right and avoid and manage any disputes.

### Contractual and Legal

FIS members can access a range of services to support them in managing the complexities of contracting and supplying products into the construction market.

[Click Here](#)

### Finance, Taxation and Insurance

FIS has a range of support services and advice designed to help you to manage the red tape and support the development of your business.

[Click Here](#)

### Employment & Workforce Management

FIS members can access a range of services to support them in managing people in their workforce.

[Click Here](#)

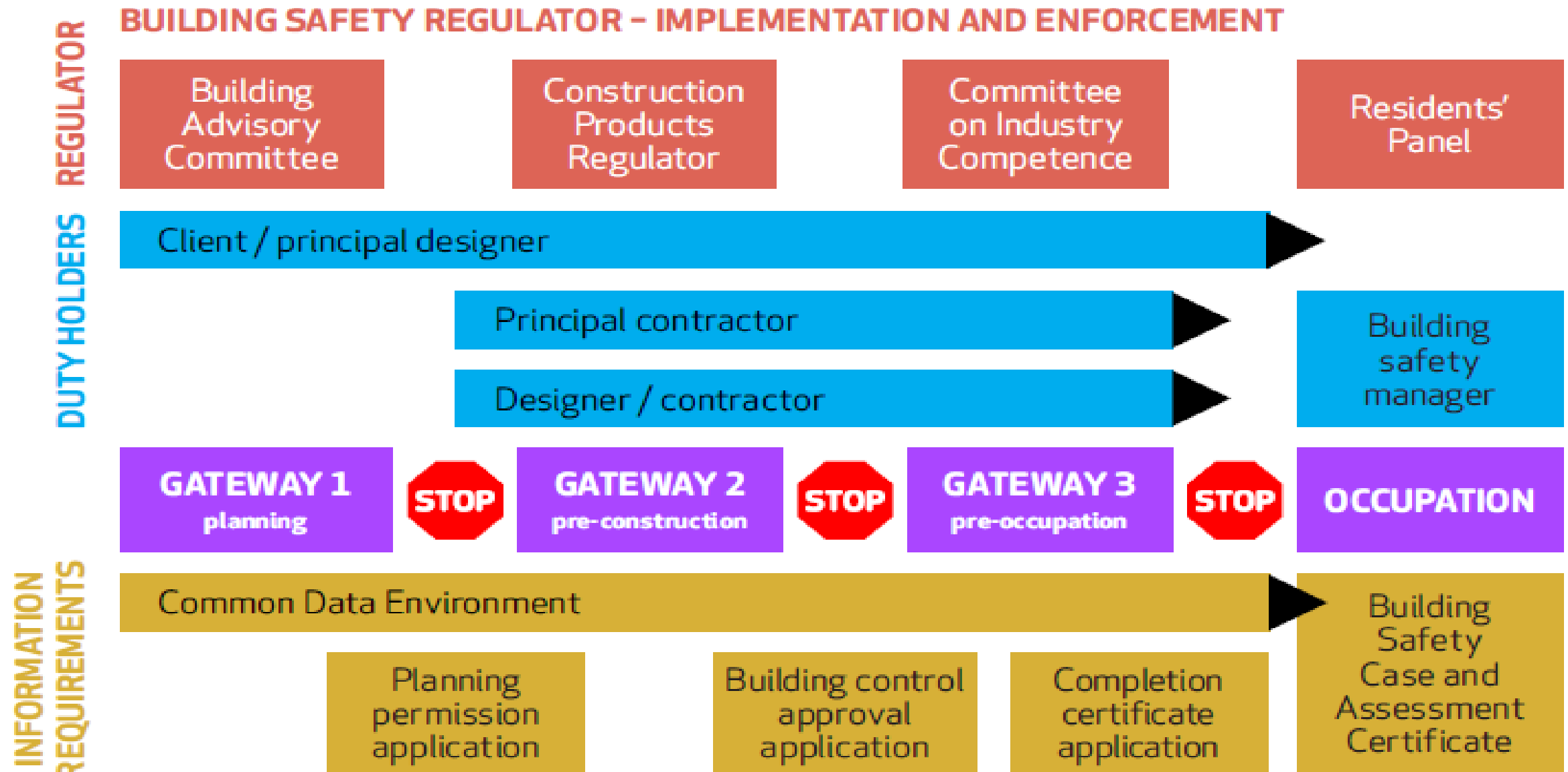
## Business Risk Management Tool

FIS has produced a Business Risk Management Tool to support contractors and help them adopt a structured approach to understanding risk and reducing uncertainty. The tool identifies over 120 common risk areas for contractors against the categories including Business Management, Contractual, Financial, Quality, H&S and Procurement, providing a mechanism to score and rank risk and advice on mitigation and management.

A risk management matrix ranks risk in terms of probability of an event occurring and the severity of the impact should the event occur. It can be used to identify and prioritise activity so that a contractor can then make informed business decisions and improve their resilience.

[Click Here](#)

# The Building Safety Act 2022



# How often does the awarded sub-contract include specific responsibilities for 'design development'?

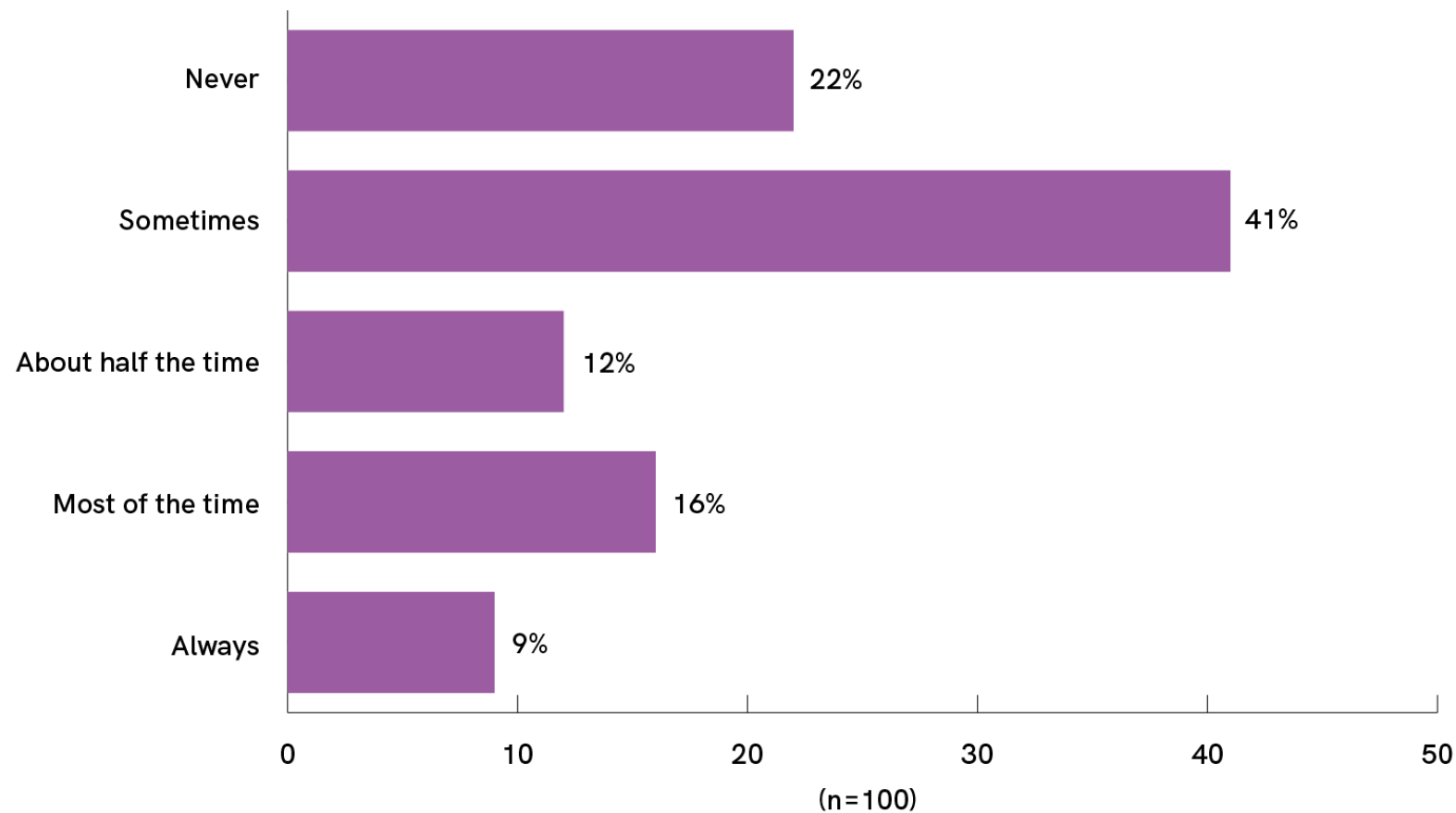


Figure 7.5

Source: University of Reading



# Pass it on...

“ The interface between the design team and the construction team has also become more complex, as aspects of building design are increasingly being carried out by specialist subcontractors

“ Stage 4 will **overlap** with Stage 5 on most projects..... At present, there are only two ways to reduce time: by compressing the time allocated to a stage or **by overlapping stages**.

“ It is crucial to review the responsibility Matrix before Stage 4 commences so it is clear who will be producing the Manufacturing Information and Construction



**RIBA**  
Plan of Work





# Delays due to design approval

If required to submit design information for approval, how often do you receive a decision within the specified contractual limit (typically 14 days)?

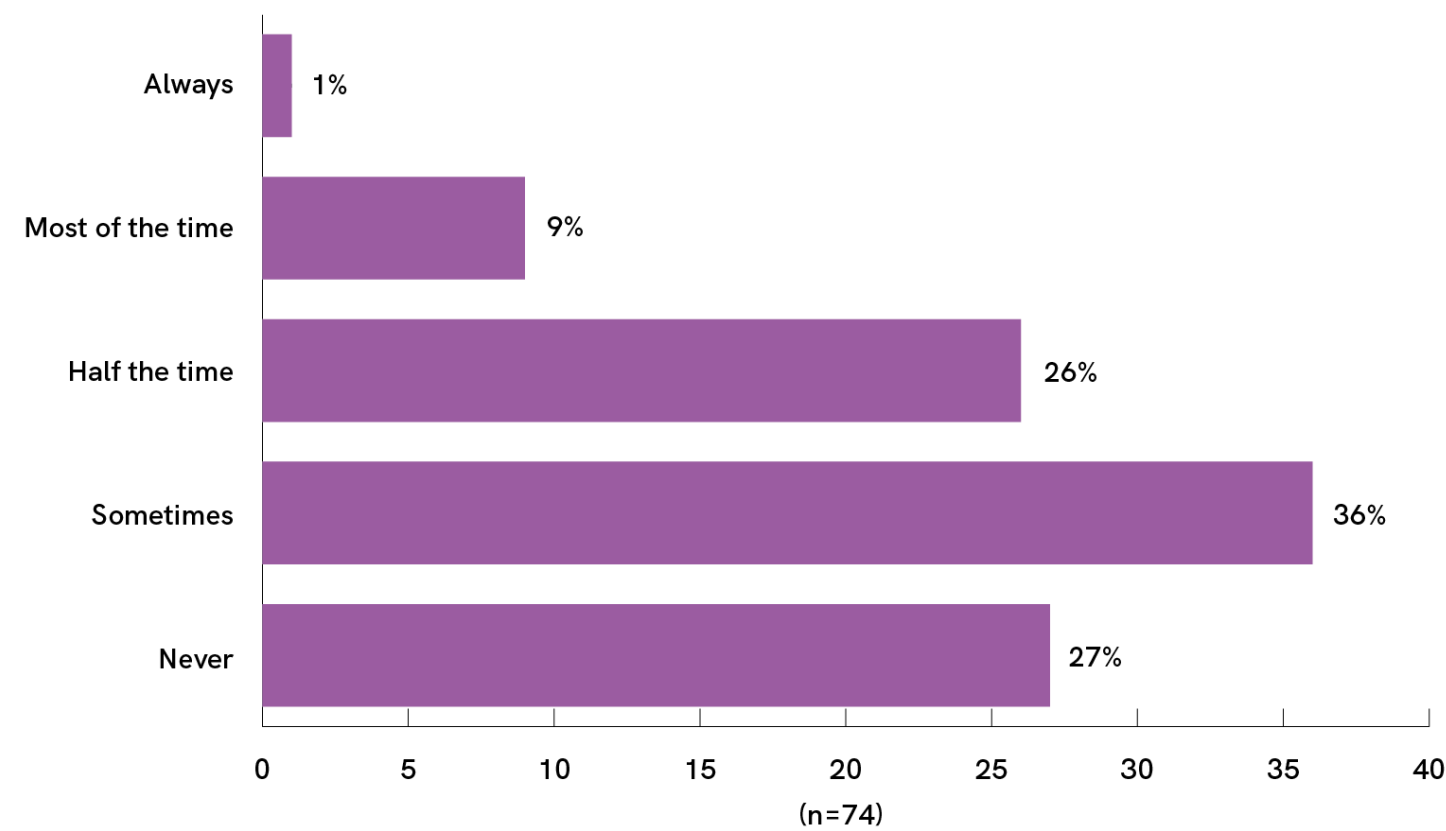


Figure 7.9

Source: University of Reading

# Provision of legal advice

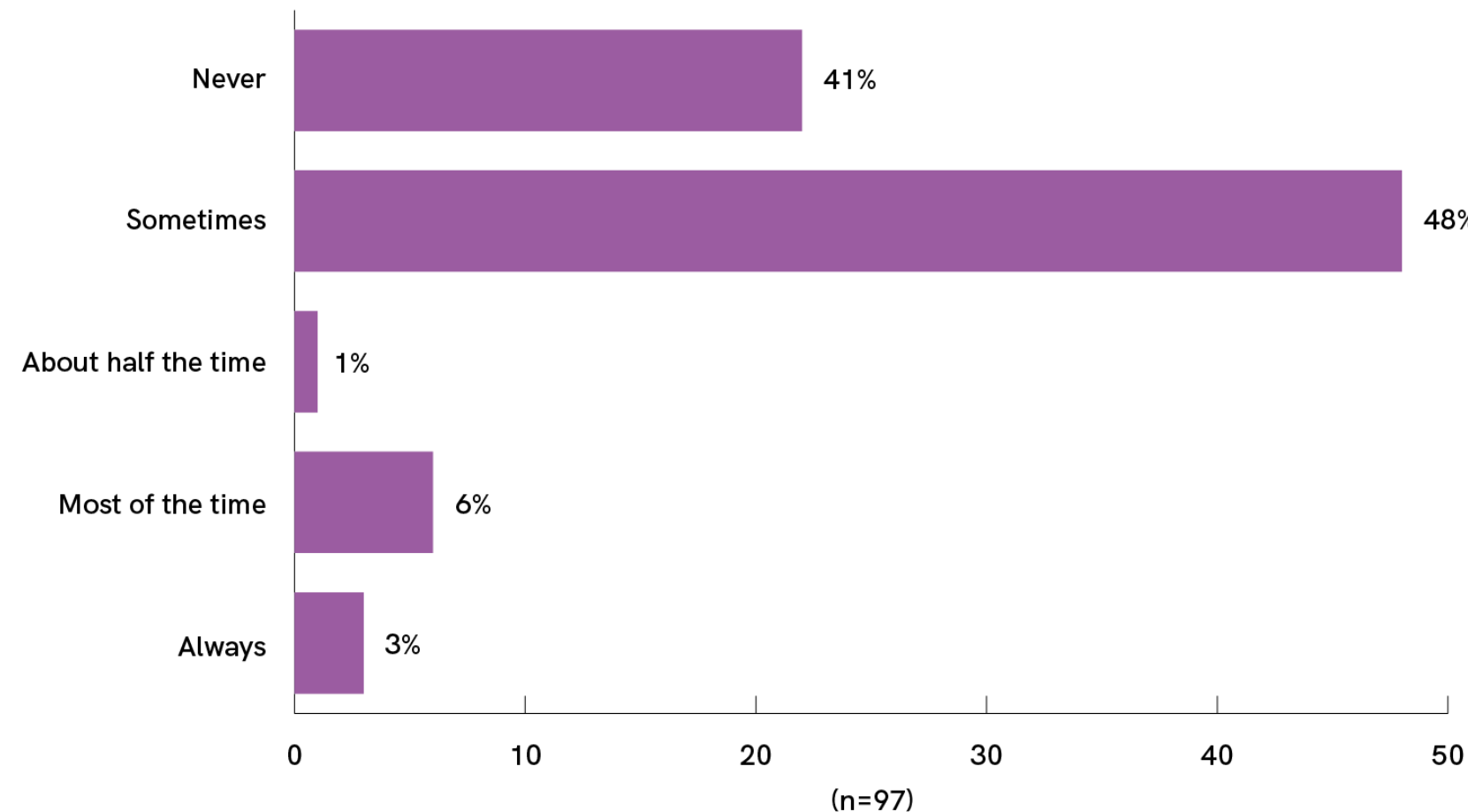


Figure 7.6

Source: University of Reading

# FIS Contract Review Service



**Cost:** Subsidised fixed price (terms and conditions apply)

**Aim:** Identify onerous contract clauses before work starts.

**Member Gets:** Risk awareness in simple report with follow-up recommendations

**FIS Gets:** To harness collective wisdom in support of representation

# Design Responsibility

The recital will contain something like this:

“The Contractor has examined the Employer’s Requirements and is satisfied that the Contractor’s Proposals meet the Employer’s Requirements the Contract Sum Analysis and agrees to adopt and accept responsibility for the designs contained in the Employer's Requirements as if the same had been undertaken by the Contractor.”

Then there is normally a clause inserted around 2.11 as follows:

“The Contractor shall be deemed to have verified all information contained in the Employer’s Requirements and to have obtained any supplementary information needed in respect of the Employer’s Requirements. The Contractor undertakes that the Contractor’s Proposals meet the Employer’s Requirements and accepts sole responsibility for the adequacy of any and all design contained within the Employer’s Requirements.”

# Concurrent Delays

**Signing a contract where you won't get an extension of time because you agreed to this:**

**The standard JCT does not deal with concurrency so employers normally seek to add the following in clause 2.25.1:**

**After "by fixing such later date as the Completion Date" insert:**

**"(provided that the Employer shall not be obliged to take into account any delay caused by a Relevant Event which is concurrent with another delay for which the Contractor is responsible)".**

# Indemnities

**The Contractor indemnifies and will keep indemnified the Employer against all**

**losses, damages, claims, actions and demands whatsoever and howsoever arising which may at any time be made or incurred in respect of the injury to or death of any persons or loss or destruction of or damage to any property and any other claims, liabilities, loss and/or damage arising from or in connection with the Contract or any defect in the Works or any breach by the Contractor of any of the terms of the Contract which arise out of the acts defaults or omissions of the Contractor, its sub-contractors, staff, agents or employees be these wilful, negligent or otherwise and against all claims, demands, proceedings, losses, damages, costs, charges and expenses whatsoever suffered or incurred in respect thereof or in relation thereto.**

# Liquidated & Ascertained Damages (LADs)

The Contractor claims that they have issued a final account statement that of course we (the subcontractor) don't agree with

It may be spurious, but the problem is, on their side all they have to do is show: the sub-contract; that it contains LADs; that you finished late; that you do not have an EoT.

But they were never levied LAD's from the client

If there are LADs in a contract, they do not have to prove any actual loss and indeed they do not have to suffer any actual loss, the agreement of LADs means that they just claim the agreed number.



Conflict Avoidance Pledge

## Best Practice Guide

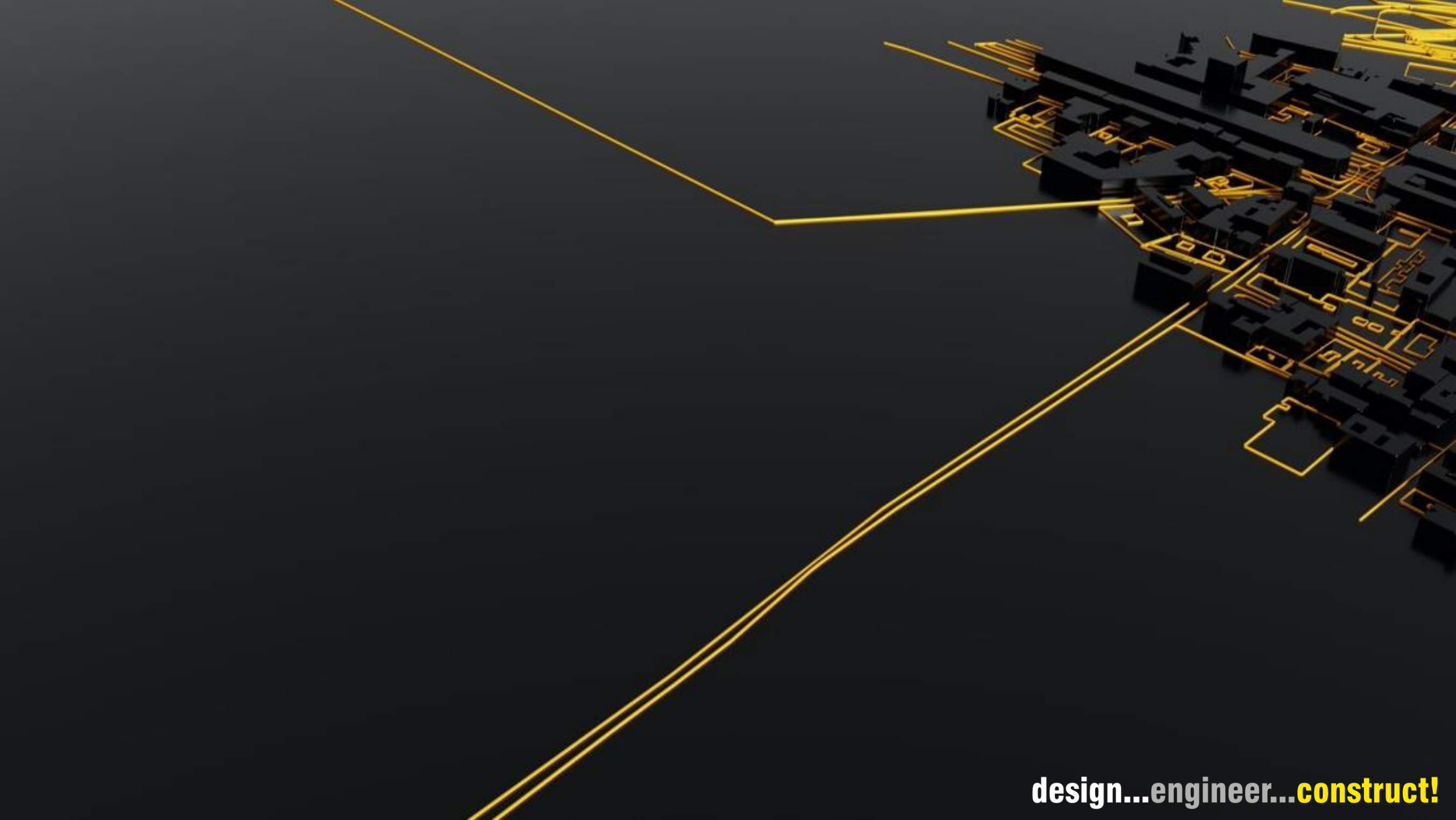


Webinar also available

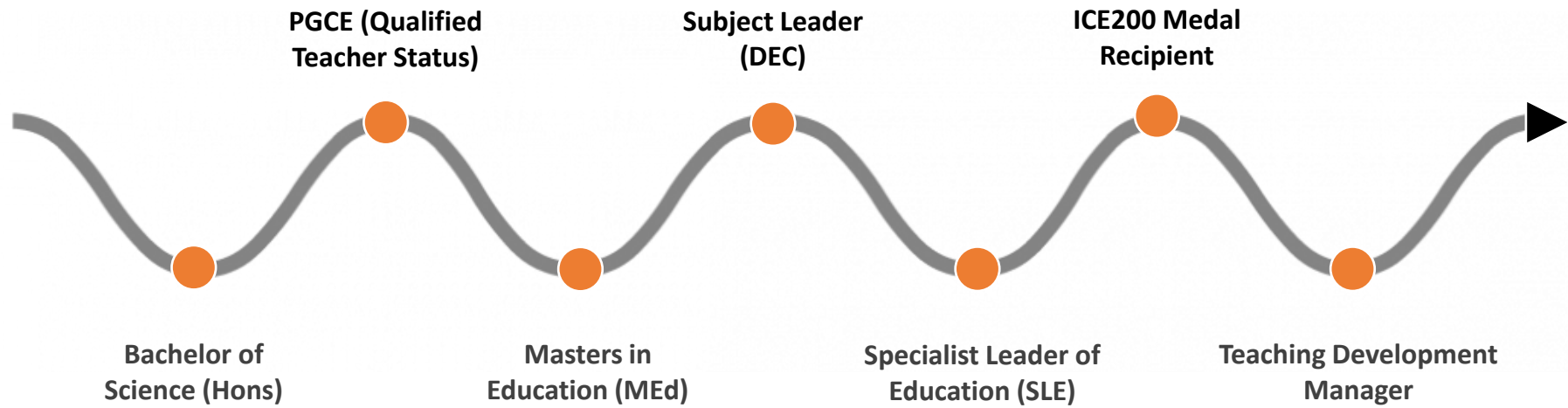




**Daniel McDonagh**  
Teaching Development Manager  
Class Of Your Own

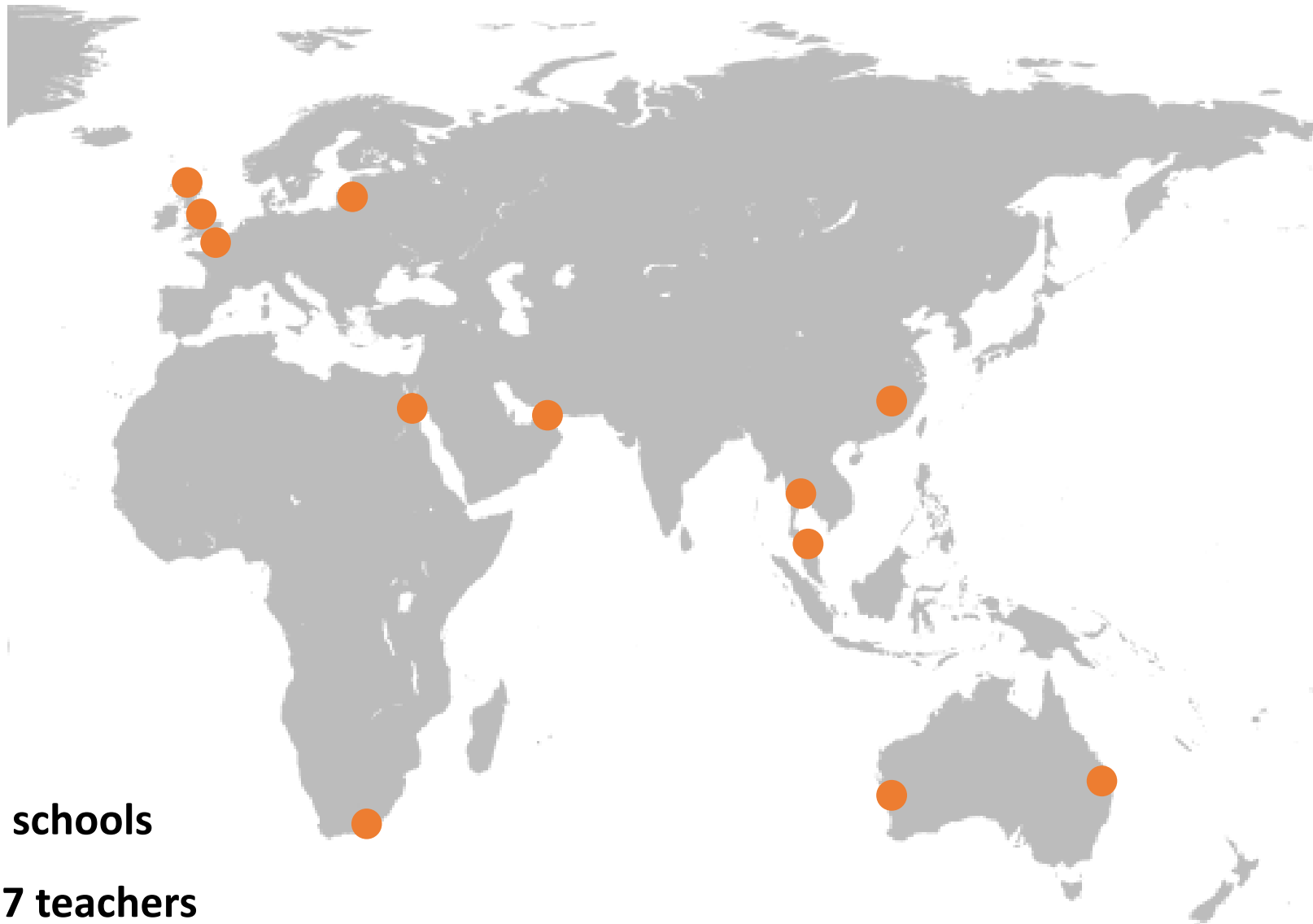


design...engineer...**construct!**



**Daniel McDonagh**

Teaching Development Manager  
Class Of Your Own Ltd.



**65 schools**

**127 teachers**

**6095 learners**

**design...engineer...construct!®**







**Project based Learning (PBL)**



**Pathways to university  
and employment**



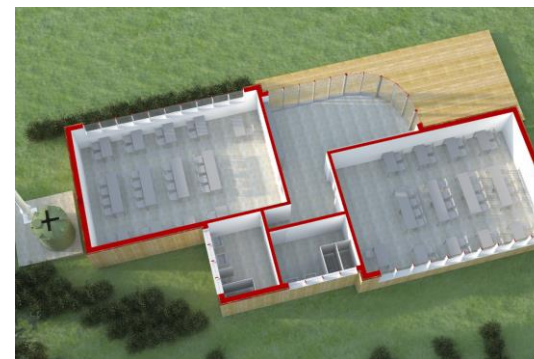
**Application to Literacy  
& Numeracy**



**Employability skills**



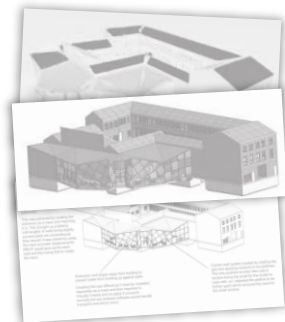
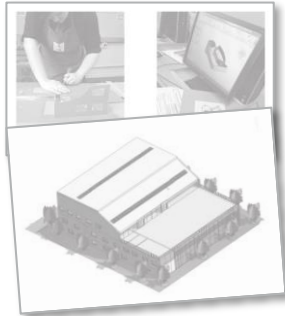
**Industry Knowledge**



**Digital skills**

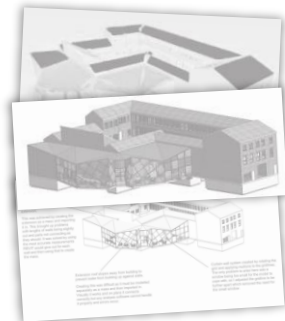
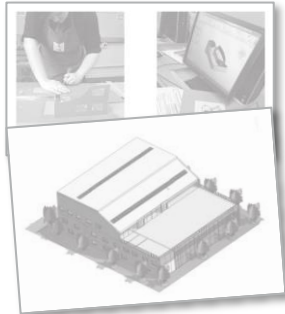


**Global citizenship**





RECOGNISING ACHIEVEMENT



## Awards & Qualifications



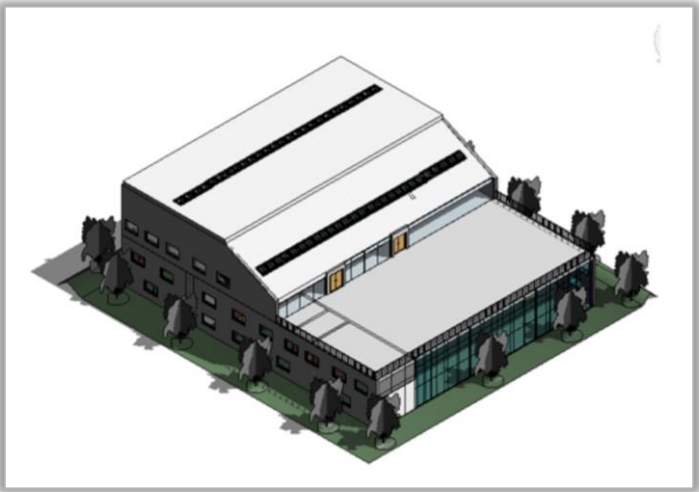
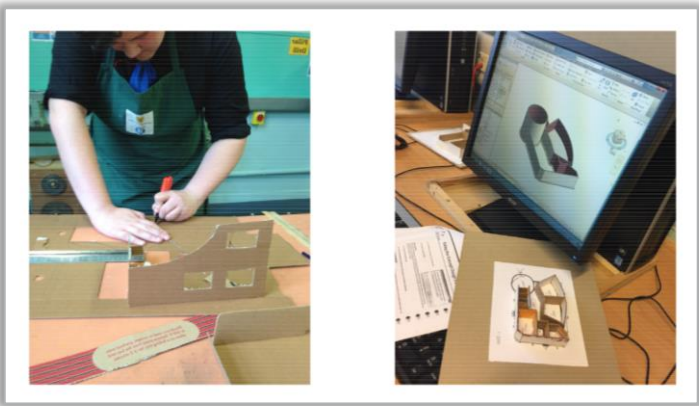
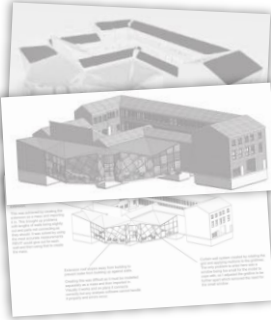
**DEC Awards**

**30GLH**





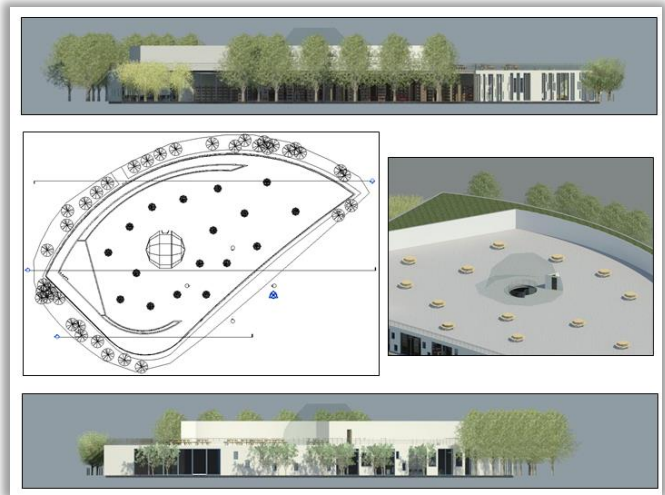
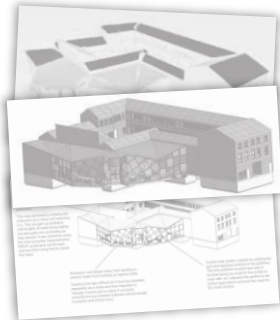
RQF  
SCQF



DEC Level 1  
120GLH



RQF  
SCQF



**Idea 1**

Criteria	Rating	Comments
1. Building makes good use of natural light	High	Design
2. It is easily accessible	High	Sustainability
3. Maximum use of space at all times	High	Design
4. The design suits the environment	High	Design
5. Durable materials are used	High	Sustainability
6. There is space for all groups	High	Sustainability
7. Spaces are appropriately sized	High	Design
8. Good use is made of	High	Design
9. Suitable amount of rooms	High	Design
10. Fire exits are located at both ends of the building	High	Why
11. Rooms are merged	High	Sustainability
12. Building is secure for groups of all ages	High	Why
13. Minimal use of electrical power	High	Design
14. The layout is subtle	High	Design
15. Minimal disruption to the environment	High	Sustainability

**Criteria:**

1.3.4 carry out a feasibility study and present the results

3.2.2 validate the design against the brief using a technical investigation

3.2.3 ensure that the project complies with building regulations as it progresses

4.1.2 explain how well final outcomes meet original intentions

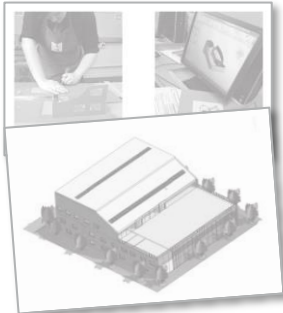
4.1.3 evaluate feedback and use it as a basis for improvements in future projects

**Summary of suitability:**

This design wasn't very sustainable as the spacing and sizing of the rooms made navigating through the building difficult, the spacing of the rooms also complicated the spacing of the windows and the glass dome at the top of the roof, this decreased the ranking on the use of natural light. The entrance was located at the back of the building far away from the main road which made it hard to access for all groups of people. There weren't any fire exits which made this building a very dangerous place to the public if there was a fire happening. The classrooms were located at the side of the building which left them unused for the majority of the week as they were put aside and created a separate section accessible only for pupils which decreased the sustainability of the building drastically.

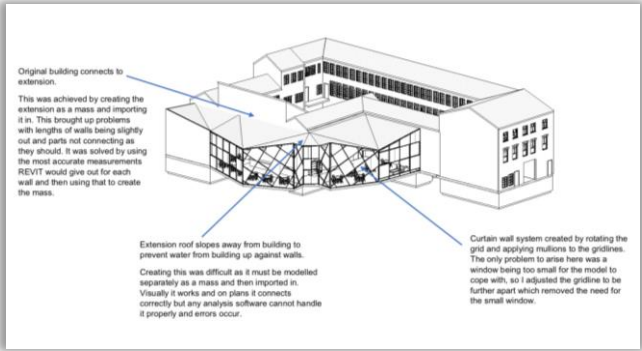
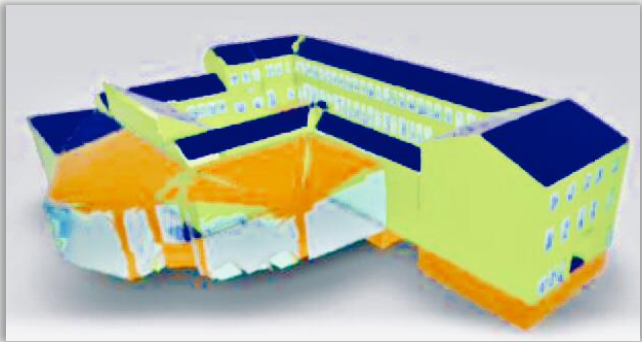
In conclusion this design wasn't sustainable therefore it was not used as my final idea.

DEC Level 2  
120GLH



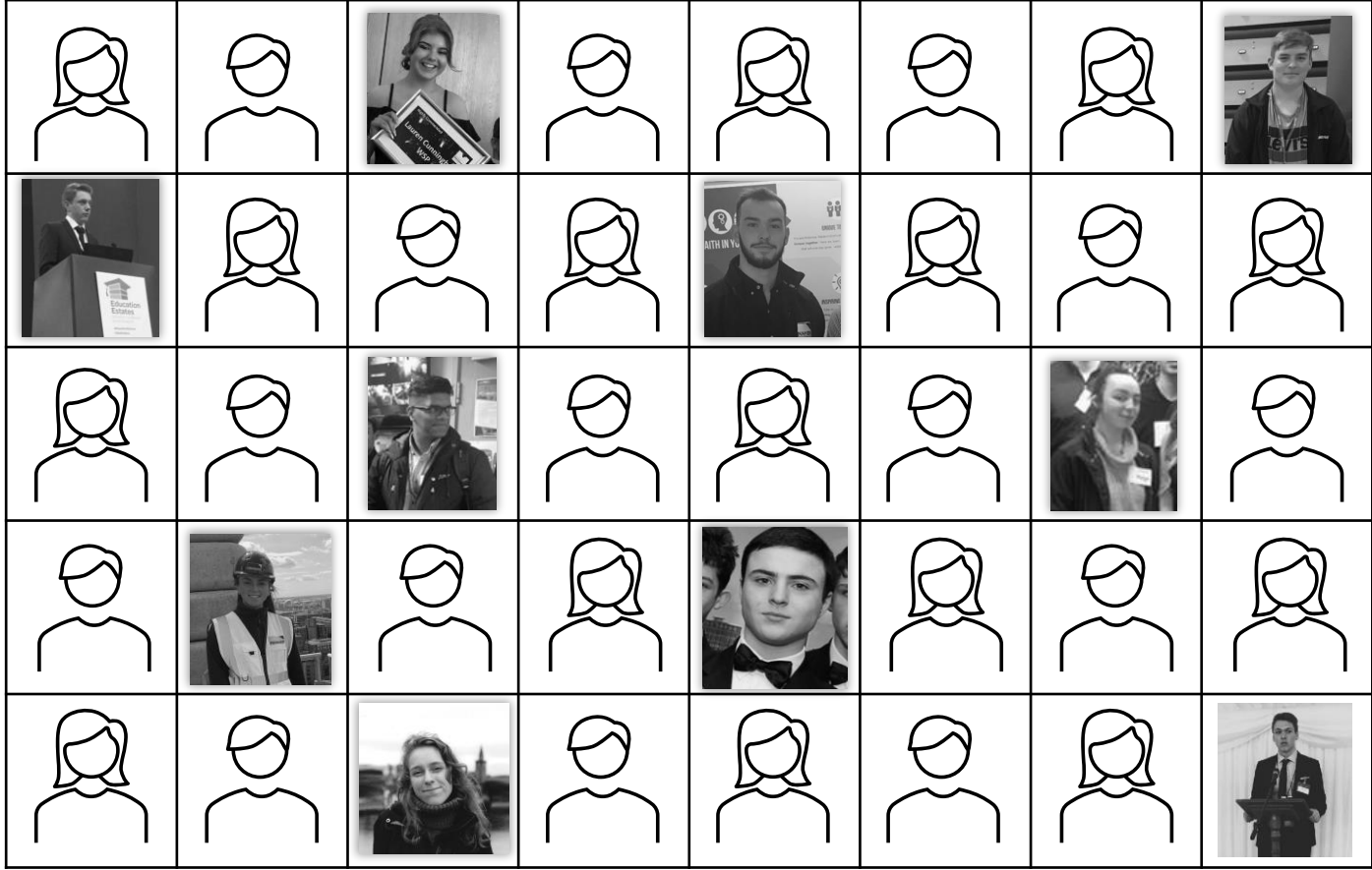
RQF

UCAS

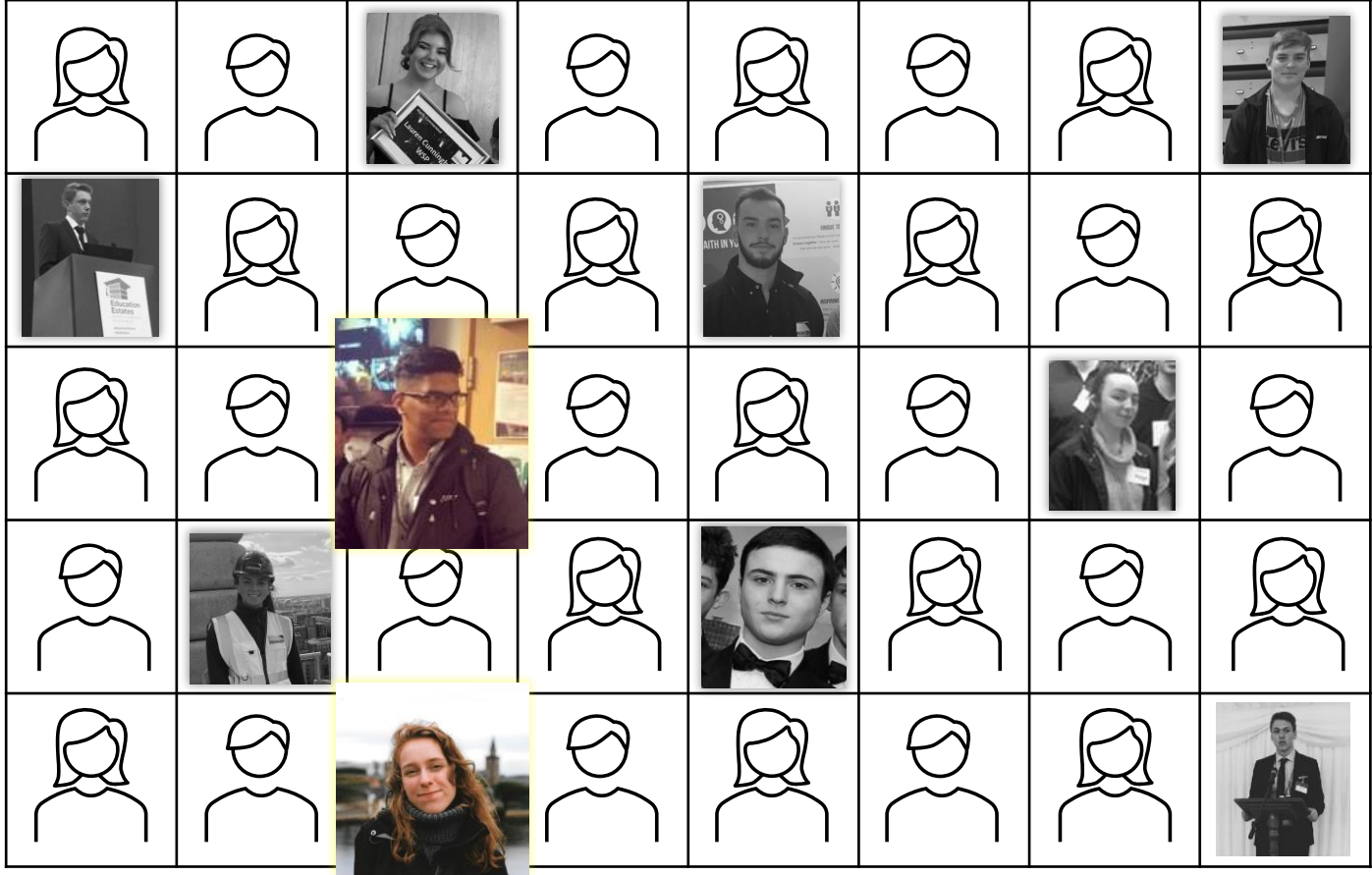


DEC Level 3

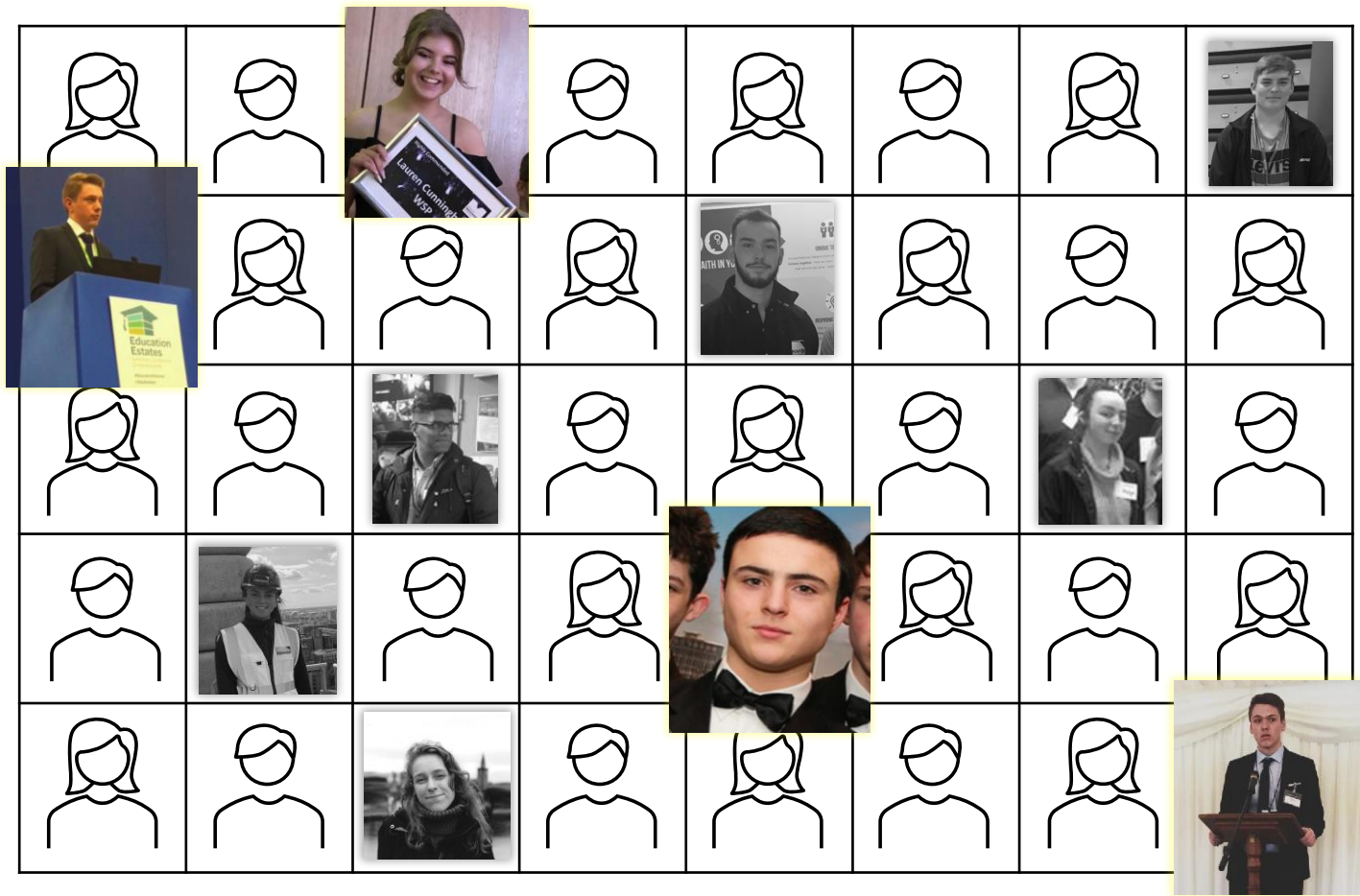
360GLH



1 school. 8 years. 1000s lives changed. 40 new AEC leaders.

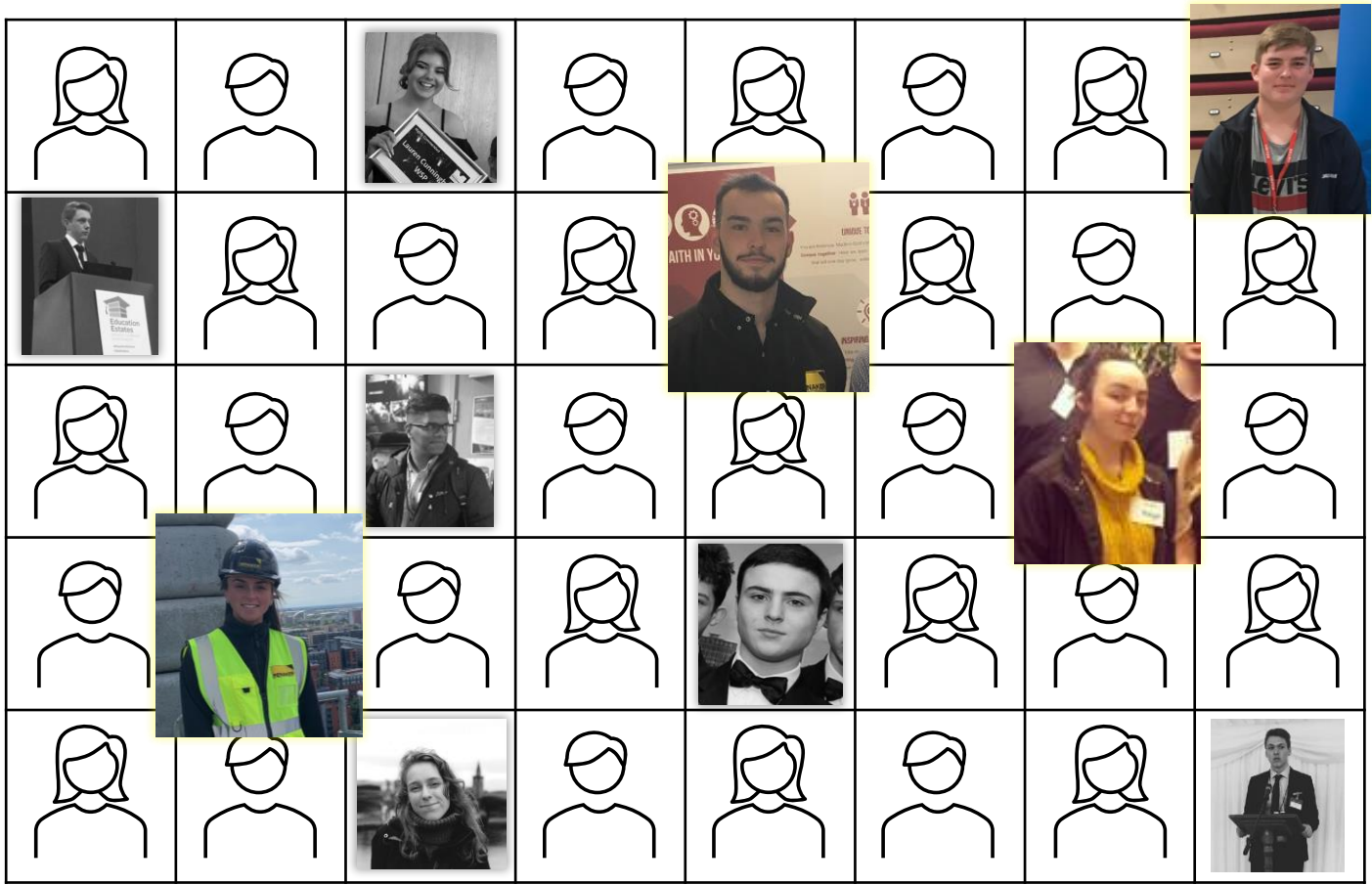


Designers



Engineers





Construction professionals

**Term 1**

Planning &  
Training

**Term 2 & 3**

Delivery (ECA, DT Curriculum, dropdown  
days, WEx...)

**Pilot**

**Y1**





# Adopt a School

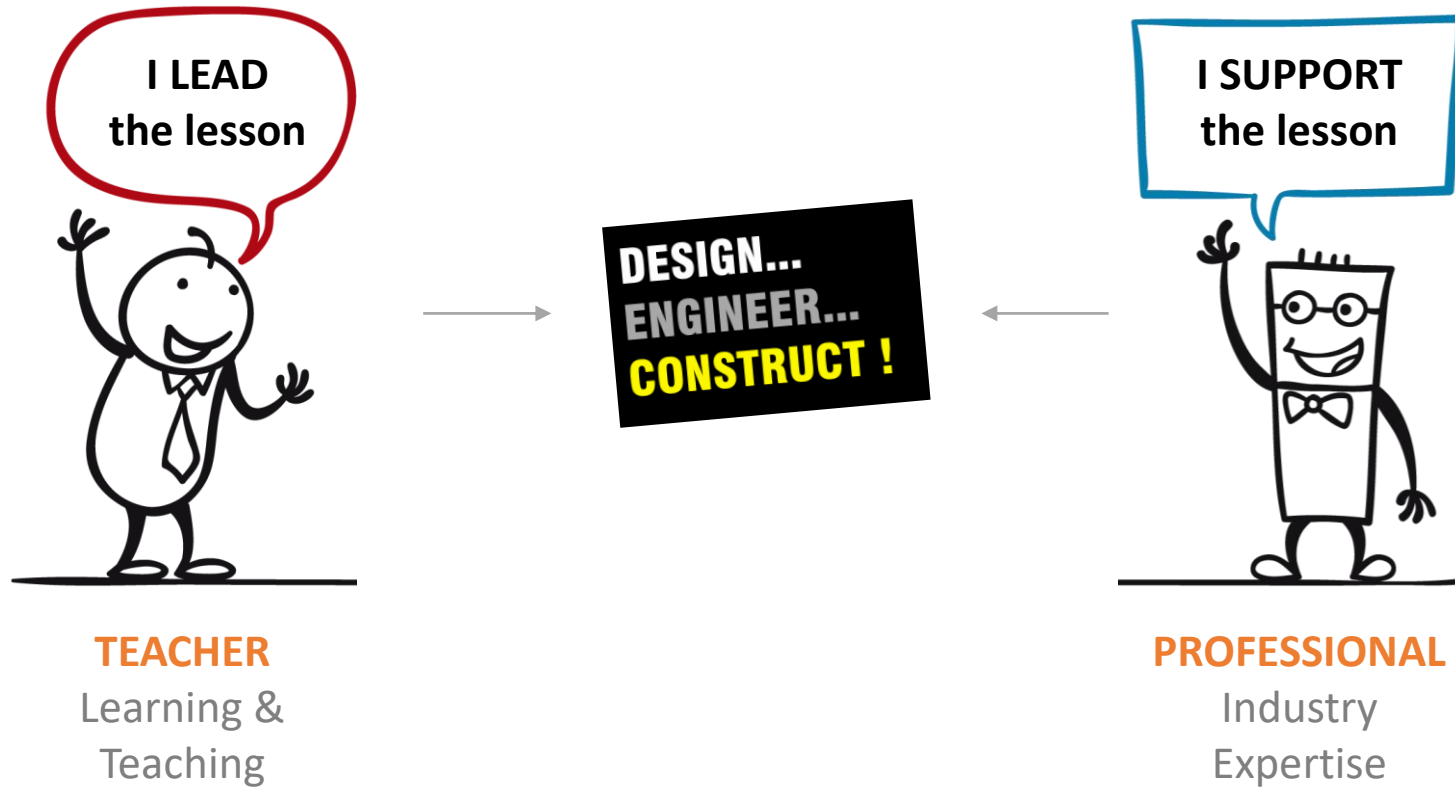
3+ years



Develop & Embed

Y2 Y3+

# Collaborate



# Types of Support

Short Presentation

Critiquing Student Work

Recording a film

Producing a Resource

Site Visits

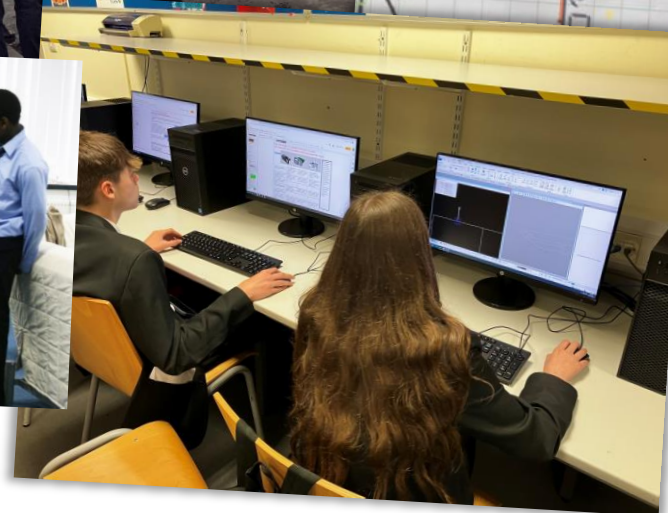
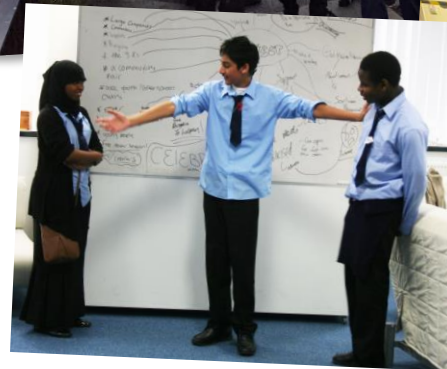
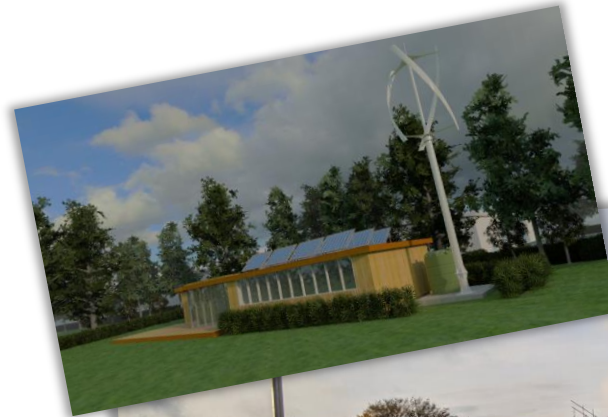
Teacher CPD

Open Days/ Parents Evenings

Work Experience

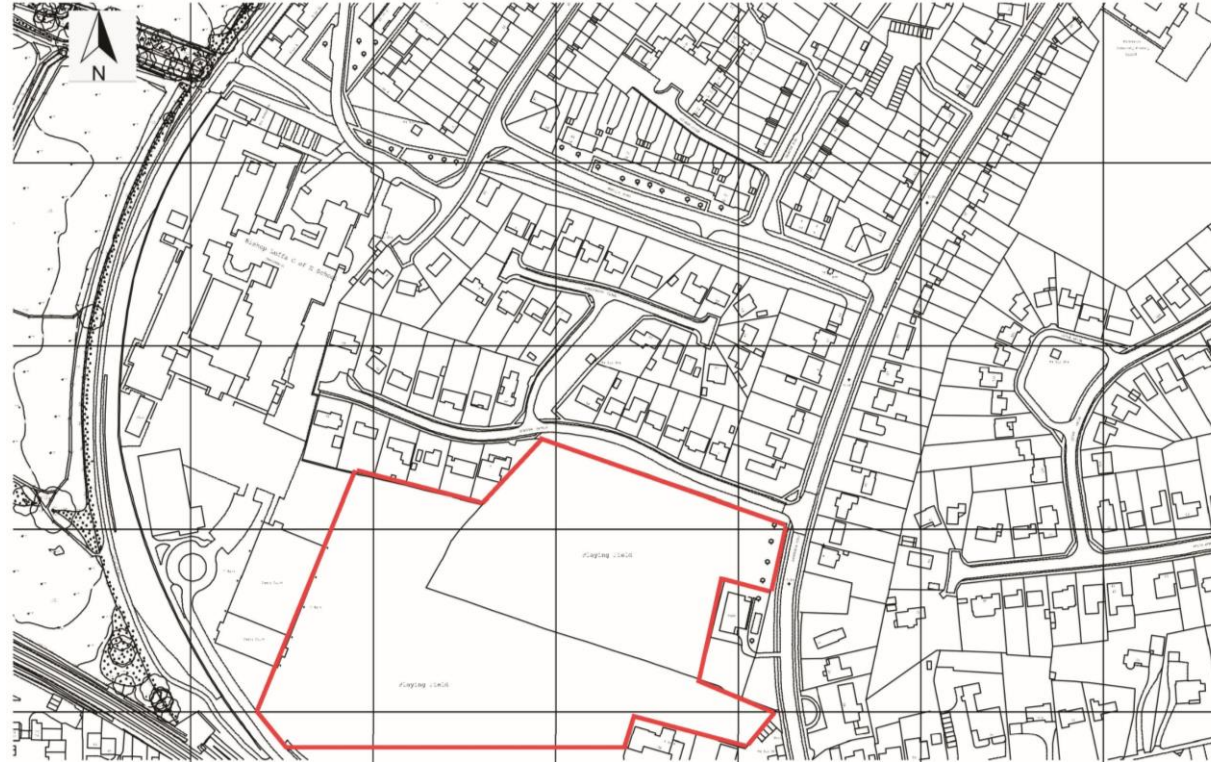
Informal Lesson Visits

Observing Student Presentations

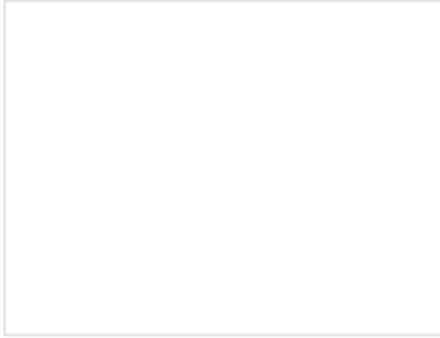




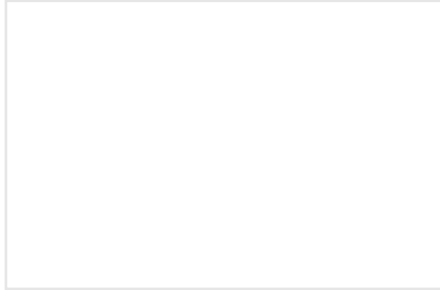
## A sample activity



## A sample activity

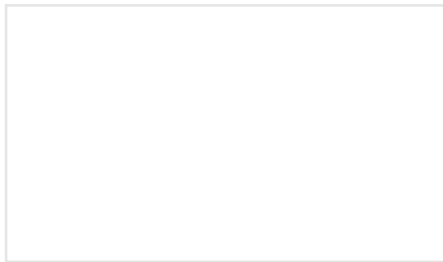


## A sample activity





## A sample activity



# Where to start



## 2. The candidate will produce technical support collateral for a project

### 2.1 Prepare 3D representations of outline information

#### KEY DELIVERABLES

1. Create a 3D model of the proposal using Revit. The model should be drawn at actual size and have external and internal walls, floors, a roof, windows and doors.
2. Create a Schedule of Accommodation by adding room tags.

#### INDUSTRY LINKS/ADOPTER INPUT

1. The Revit training should provide you with the tools you need to get started. Support is available through the DEC Portal.

**DEC ACADEMY**  
<https://designengineerconstruct.academyhq.com/revitauth/login>

**WORD**

3D model	Doors
External walls	Room tags
Internal walls	Elevations
Windows	Plans

#### KEY LEARNING

1. Use prior learning and concepts to create a 3D model of the proposal.
2. Use the families and components to add windows and doors and other components from the libraries.

**NOTES:** Use the **White Frog template from the training**. The model should have floors, walls, windows doors and a roof. The model will be analysed and tested in the following units and evaluated and it needs to be complete.

**Additional information and guidance:**  
 Candidates can choose their own preferred method to create a concept model. Emphasis must be on detailed thinking, creating a "kit of parts" where each component has a clear purpose and provenance.



**FIND ME**  
 Student Workbook:  
 Unit 2 Page 4



#### STUDENT WORK EXAMPLES



#### ASSESSMENT

	0	1-2	3-4
2.1: Prepare 3D representations of outline information.	No evidence submitted or fails to meet minimum requirement.	Simple 3D Concept. Identifies features.	Detailed 3D Concept. Clearly labelled. Explains some of the defining features.

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Guidance on learning time per unit  
 (based on a two year course)

Year 1	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
	Unit 1							Unit 2		
Year 2	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
	Unit 2			Unit 3		Unit 4	Exam Revision			



## What is 'DEC'?

An Introduction to the 'Design Engineer Construct!' learning programme

 COYO

 Introduction

 1 hour

Continue



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The award-winning Design Engineer Construct! Learning Programme (DEC) is an entire suite of cutting-edge architecture, engineering and construction awards and regulated qualifications. Embedding this exciting programme in your school will enable you to:

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- ✓ Improve learner engagement
- ✓ Transform your STEM curriculum
- ✓ Ignite career aspirations in the classroom
- ✓ Develop digital skills
- ✓ Inspire climate action

Register now on this CPD Certified Teacher Training course to find out how to get started!



[daniel.mcdonagh@classofyourown.com](mailto:daniel.mcdonagh@classofyourown.com)

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## Open Discussion

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# Networking continues at O'Neill's

The Printworks, 27 Withy Grove M4 2BS

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