



## Job Description Senior Quantity Surveyor

About us.....

### Connect Modular

Our purpose is creating better, faster ways to build sustainable communities.

Our modular construction methods mean we can build better, greener homes that can be occupied faster to help the Scottish social housing sector meet its target of 110,000 new affordable homes by 2032.

### Company Values

#### **Think Different**

Make no bones about it, we're here to transform an industry. We don't accept "but this is how it has always been done". Instead, ask yourself- "Is there a better way?". We will support innovation.

#### **Customer First**

Always consider how your actions will impact the customer or the end user. We exist to solve their problems and deliver the highest quality. Ask yourself- "Will my contribution to this project make the customer want to buy from us again in the future?"

#### **Championship Team**

We set goals that will stretch us and force us to develop as a team and as individuals. We champion drive, grit and determination and will invest in you along the way. Connect Modular want to earn employee commitment and, in turn, we expect employees to earn their place on the team.

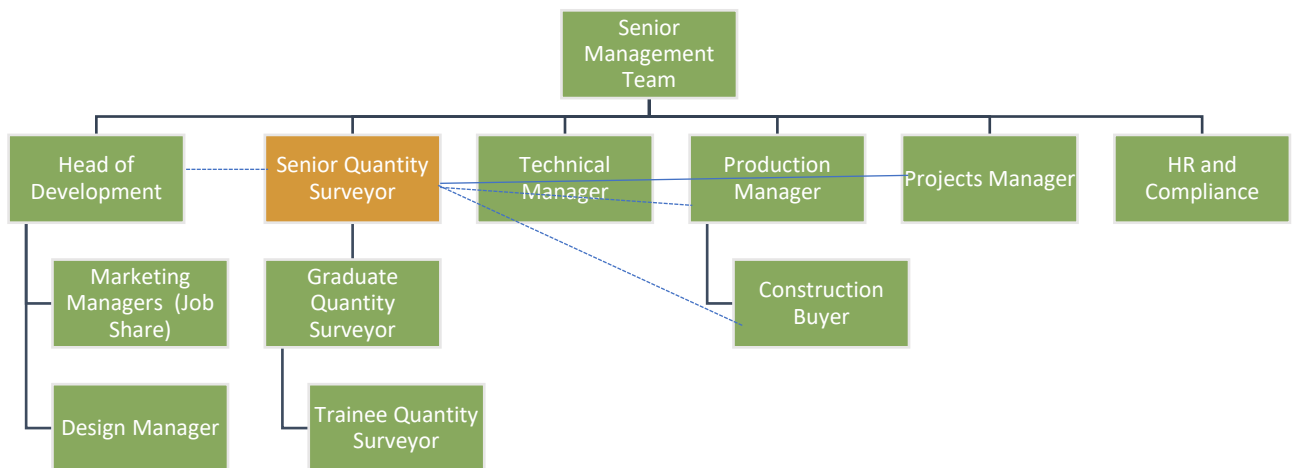
#### **Positive Impact**

We believe that you can make money and do good. Each project we deliver should achieve one or more of the following through its design, manufacture, and construction:

- Reduce carbon in the built environment
- Increase social equality
- Help regenerate communities

#### **Constructive Relationships**

We value learning over being right. Let's be open and honest and fix it together. Seek out constructive feedback to help your development. If you're a "glass half full" kind of person, you'll fit right in with the team.



#### Communications and Working Relationships:

- Establish excellent working relationship and partnerships based on an open two-way communication style with:
- **Internal:** Graduate QS, Trainee QS, Project Manager, Production Manager, Construction Buyer, Finance Teams, Technical Manager, Design Manager, Site Managers
- **External:** Customers, Client, Clerk of Works, Suppliers, Consultants, Subcontractors

## General Information

Job Title: Senior Quantity Surveyor

Term: Full time. Permanent.

Location: Cumnock, Ayrshire. Occasional travel to sites across the UK

Salary: DOE

**Job Purpose:** To ensure all projects are accurately costed at the outset, enabling contracts to be negotiated at fair and sufficient prices. To oversee and manage all costs relating to building and civil engineering projects, from the initial calculations to the final figures. The Senior Quantity Surveyor seeks to minimize the costs of a project and enhance value for money, while still achieving the required standards and quality

### The Senior QS will require the following:

- Educated to degree or minimum HND level in a relevant field (Quantity Surveying, Construction Management, Civil Engineering)
- Min. 5- 7 years' experience of estimating/quantity surveying in construction with at least 2 in a senior role

### The Senior QS will ideally have the following:

- Experience of residential development projects up to £20m
- Experience of contractor's estimating for pre-development costs, groundworks, sub-structure, superstructure
- Experience of social housing

### Reporting to the Chief Operating Officer, the role will involve:

- Working with The Wee House Company team to prepare detailed estimates for single house turnkey builds
- Working with Connect Modular business development team to prepare budget estimates and detailed cost plans for affordable housing projects from 5-100 units.
- Assisting in the preparation of tender submissions
- Researching materials and labour costs and reviewing potential value engineering options.
- Planning job timescales and assess the levels of risk on a project.
- Preparing and sub-contractor/supplier packages for sending out to the market.
- Analysing sub-contractor/supplier quotations for the most competitive and compliant.
- Monitoring the stages of projects to ensure that costs are kept in line with forecasts.
- Attend relevant client meetings and site visits
- Submitting monthly valuations to clients
- Presenting costs plans and value engineering opportunities to management
- Development of the estimating/cost planning system and standard cost plan template to ensure all current financial information is incorporated and becomes integrated with the contract financial reporting system, enabling a complete audit trail from initial estimate to out-turn cost.
- Keeping up to date with changes in labour and materials pricing

- Reporting on budget vs. actual costs
- Use information on whole carbon lifecycle assessment and net zero operational carbon to present upfront costs vs. long term savings to potential customers.

#### Key Responsibilities:

##### Cost Management and Estimation:

- Prepare detailed cost estimates and budgets for projects.
- Conduct cost analysis and prepare reports on variations.
- Monitor costs and expenditures to ensure they remain within budget.

##### Contract Administration:

- Draft, review, and manage contracts and subcontracts.
- Ensure that contractual obligations are met and documented.
- Manage contract disputes and claims resolution.

##### Procurement:

- Oversee the procurement process, including tendering and negotiation with suppliers and subcontractors.
- Evaluate bids and recommend awarding of contracts.

##### Risk Management:

- Identify potential risks and develop strategies to mitigate them.
- Ensure compliance with legal and regulatory requirements.

##### Project Coordination:

- Collaborate with project managers, engineers, architects, and other stakeholders.
- Provide financial advice and support to the project team.

##### Reporting and Documentation:

- Prepare regular financial reports, including cost forecasts and financial statements.
- Maintain accurate records of all financial transactions and project documentation.

##### Quality Assurance:

- Ensure that project quality standards are met.
- Implement and monitor quality control procedures for the quantity surveying function.

##### Mentorship and Leadership:

- Lead and mentor junior quantity surveyors and other team members.
- Provide training and development opportunities to team members.

### Senior Quantity Surveyor Person Specification

Criteria	Essential	Desirable
<b>Qualifications and Experience</b>	<ul style="list-style-type: none"> <li>• BSc Quantity Surveying or equivalent degree</li> <li>• Highers</li> <li>• Proven track record in managing large scale projects</li> <li>• Experience of public and private sectors</li> </ul>	<ul style="list-style-type: none"> <li>• Masters Degree Quantity Surveying</li> <li>• Professional Certification</li> <li>• Membership of RICS</li> </ul>
<b>Skills and Competencies</b>	<ul style="list-style-type: none"> <li>• Open and communicative</li> <li>• Excellent knowledge of construction contracts and law</li> <li>• Advanced proficiency in Excel</li> <li>• Strong problem solving and decision-making abilities</li> <li>• Ability to run concurrent projects</li> <li>• High level of accuracy and attention to detail</li> </ul>	<ul style="list-style-type: none"> <li>• Experience of self-managing</li> <li>• SAGE user</li> <li>• User of QS software- CostX/WinQS/CATO</li> <li>• Understanding of BIM</li> </ul>
<b>Technical Knowledge</b>	<ul style="list-style-type: none"> <li>• Knowledge of sustainable construction practices</li> </ul>	<ul style="list-style-type: none"> <li>• Knowledge of Net Zero and its application in construction</li> </ul>
<b>Previous experience</b>	<ul style="list-style-type: none"> <li>• Extensive experience in cost management and project control</li> <li>• Working within ISO 9001 ISO 14001 and Build Offsite Property Assurance Scheme parameters</li> </ul>	<ul style="list-style-type: none"> <li>• Experience of production estimating</li> <li>• Manufacturing process experience</li> </ul>
<b>Special attributes</b>	<ul style="list-style-type: none"> <li>• Drive and ambition to be part of a business that delivers an alternative to traditional house building</li> <li>• An inquisitive individual who is open to learning new skills and gain new experiences</li> <li>• Clear communication and coordination skills</li> <li>• Ability to look at implementing new systems and processes for the QS function</li> <li>• Ability to mentor and develop junior staff</li> </ul>	
<b>Additional</b>	<ul style="list-style-type: none"> <li>• Full UK Driving Licence or provisional licence</li> </ul>	



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**Job Holders signature:**

**Date:**

**Manager:**