

Annex 9A - Site Supervisor Competences

	Competence	Specifically On-Site Project Manager	Specifically Site Supervisor
1	Have an understanding of how the building is constructed including the structure and M&E systems. Be familiar with the contract drawings, specifications and performance specifications of all materials and products installed under your supervision		
2	Identify and lead competent individuals to ensure* compliance with JCA approved design and specification and recording any JCA approved changes, assuring* the building (works) have not been compromised by subsequent and related works under your control.	Identify and manage competent organisations to ensure* compliance with JCA approved design and spec and recording any JCA approved changes, assuring* the building (works) have not been compromised by subsequent and related works under your control.	Lead competent individuals to ensure* compliance with JCA approved design and spec and recording any JCA approved changes, assuring* the building (works) have not been compromised by subsequent and related works under your control.
3	Have a good awareness of legislation relating to the building and in particular, legislation that will apply to the end user – building contracts generally and the building contract; professional service contracts; CDM regulations, party wall etc act; the building regulations, the health and safety at work act; planning law.	Have a high level awareness of legislation relating to the construction project and in particular, legislation that applies to the end user – building contracts generally and the building contract; professional service contracts; CDM regulations, party wall etc act; the building regulations, the health and safety at work act; planning law.	Have a high level awareness of legislation relating to the construction project and in particular, legislation that applies to the end user – building contracts generally and the building contract; professional service contracts; CDM regulations, party wall etc act; the building regulations, the health and safety at work act; planning law.
4	Be able to implement a quality assurance system that ensures compliance with the requirements of the JCA for project approval and subsequent progress.		
5	Have expert-level communication ability (that includes empathy and timeliness) and an ability to communicate all types of messages (including critical negative messages) succinctly and unambiguously to clients, developers, contractor's personnel at all		

	levels, the professional team, the Site Supervisor's team and occasionally, the public.		
6	Know how problems can arise. For example, by becoming familiar with past and current reports on problems and failures produced by CROSS (Confidential Reporting on Structural Safety) (structural-safety.org).		
7	Determine and record the appropriate information in order to maintain the 'golden thread process' throughout the works.		
8	Be very able to use all modes of communication – verbal, email, social media, BIM models, drawings, collaborative platforms, perhaps virtual reality, etc.		
9	'Make balanced judgements based on shared ethical principles, and accept responsibility for the long-term welfare of the building's users' (Source ICOMOS guidelines – for Building Conservation)		
10	Effectively apply the knowledge and understanding of fire safety and fire science to ensure the completed HRRB is safe for all users.	Effectively apply the knowledge and understanding of fire safety and fire science to ensure the completed HRRB is safe for all users.	Effectively apply the knowledge and understanding of fire safety and fire science to ensure the completed HRRB is safe for all users.
11	Have a fundamental understanding of all components and systems used in the construction of HRRBs.		