

# AS Unit 1: Our Built Environment

## 2.1.4: Organisations

### KEY TERMS

Term	Definition
<b>SME</b>	Small and medium sized enterprises. Enterprises with fewer than 250 employees, which covers over 90% of UK businesses, including most UK construction contractors and consultants.
<b>Nationwide Companies</b>	Contractors and consultants with local offices able to serve the whole of the UK.
<b>Global Companies</b>	Contractors and consultants with organisations that enable them to operate across several continents.
<b>Tendering</b>	A competitive bidding process, where contractors submit proposals and a price for carrying out work.
<b>Procurement</b>	The process of purchasing goods or services.
<b>Local Authority</b>	Local government responsible for providing services such as social care, housing, <b>planning</b> , schools, etc.

### CONTRACTING AND SUB-CONTRACTING

**Main contractors** are the organisations appointed (awarded contracts) by clients to carry out the construction work they require.

**Domestic sub-contractors.** Usually trade businesses appointed by main contractors to carry out work that they cannot complete using their own employees.

**Nominated sub-contractors.** Usually, specialists that the client instructs the main contractor to use.

**Nominated suppliers.** Usually specialist firms from which the client instructs the main contractor to obtain selected materials.

### TENDERING PROCESSES AND PROCUREMENT

**Open Tendering:** Particularly relevant to publicly funded work. Open tendering offers equal opportunity for organisations to respond to a published tender invitation. (Pre-qualification to tender may be required for larger projects). This process may be single stage or a two stage tender, where an early appointment is made so that some work can start before a fixed price is agreed.

**Selective tendering:** Particularly appropriate for specialist contracts. Involves the invitation of a pre-selected 'approved' list of contractors to submit tenders. The approved list may be rotated and updated to avoid bias and to ensure innovation as provided by new firms entering the market.

**Negotiated tendering:** Occurs when the client negotiates with a single contractor because of their track record. A suitable form of tendering for design and build contracts, allowing the contractor to be appointed at an early stage so that they may contribute / become responsible for the design stages of the project.

### MODERN SLAVERY ACT

The Act requires commercial organisations carrying out business in the UK, with a turnover of at least £36 million to prepare and publish a slavery and human trafficking statement each financial year. The statement must describe the steps taken to ensure that there is no slavery or human trafficking in its business or its supply chain.

### LOCAL AUTHORITY PLANNING (LPA) DEPARTMENTS

The LPA will employ professional planning officers to consider applications and make recommendations to the 'Planning Committee' of elected councillors regarding decisions to grant or refuse permission. The planning officers will also provide pre-application advice and guidance to applicants and advise the authority on conservation, listed building and tree protection issues.

### TRADE AND INDUSTRY TRAINING BODIES

#### Construction Industry Training Board (CITB)

The CITB is a public body and charity funded by the construction industry intended to ensure that there is an adequate supply of trained and qualified people at all levels within the industry, with a main focus on apprenticeships and careers development.

#### Federation of Master Builders (FMB)

The FMB is a voluntary trade association that provides on-going training and inspects work carried out by its members to provide credible proof of competence and some warranty protections for members' clients.

### TRADE REGISTRATION AND DEVELOPMENT SCHEMES

#### International Organisation for Standardisation (ISO)

Publish international standards ('the best way of doing something'), including ISO standards for Quality Environmental and Energy Management and Health and Safety. ISO Accreditation provides independently certified recognition that a product or service supplied by a business meets international standards.

#### Considerate Constructors Scheme (CCS)

Contractors can register with this voluntary scheme and then must comply with its code of conduct aimed at maintaining good relationships with a site's neighbours, the general public and the environment.

#### Construction Skills Certification Scheme (CSCS)

Many contractors require that site workers hold a valid CSCS card before allowing them entry to site. The card certification scheme confirms that the holder has appropriate training, qualifications, and experience for their work, with particular reference to Health and Safety.

#### Competent Persons Register

A UK Government scheme that allows approved trainers to register competent persons to self-certify that their work complies with Building Regulations.