

Pan-professional Accreditation in UK Building Conservation

Background, Development and Operation

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The inter-professional challenge: RICS: 1988

In historic building grant-aided work why should architects be favoured in official documentation to oversee government funded conservation projects when building surveyors are equally (and probably better) qualified to do the work?



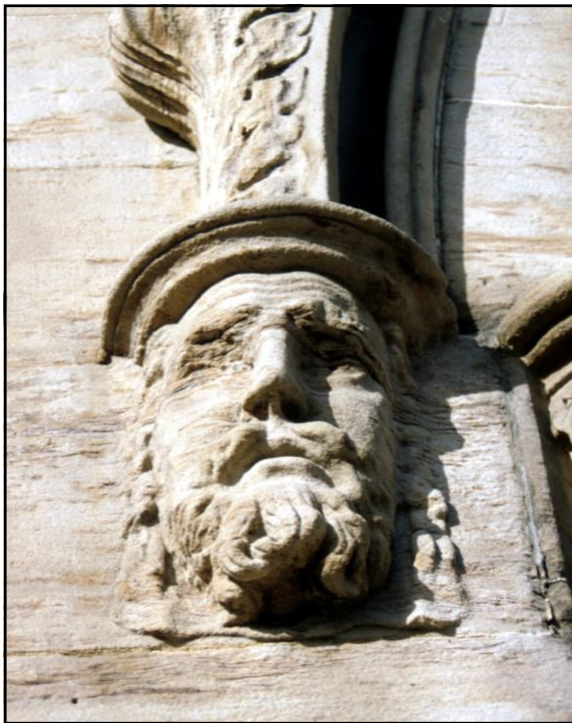






The need for Accreditation in Building Conservation: the underlying issues









6 NEWS IN FOCUS

After the recent collapse of two historic houses in London, Naomi Stungo reports on the perils of restoring ageing properties

Our house, in the middle of our street

When a substantial Victorian family home in Westbourne Park Road, Bayswater, collapsed during routine underpinning work on October 13 leaving its owners with little more than a heap of rubble where once their £150,000 house had stood, it raised a few eyebrows in conservation circles. Two weeks later numbers 3-5 Broadchurch Place, Knightsbridge, a £3 million terrace of Georgian houses, similarly disappeared in a cloud of dust during building work. This time, the collapse has prompted calls for urgent changes to the way historic buildings are restored.

"Georgian and early-Victorian buildings are time bombs waiting to go off," says architecture historian Dan Cruickshank. "Tinkering with them without knowing what you're doing and the results can be disastrous."

The two incidents are now both subject to investigation. Over the coming months, evidence will be heard that the Bayswater collapse was precipitated by a small crack that appeared in the structure during



All that remains of numbers 3-5 Broadchurch Place, Knightsbridge, following routine building work and the collapse of the £5 million Georgian terrace. Photo: Jeremy Selwyn.

monument, these can be stringent. Not stringent enough, cry conservation experts like Cruickshank, Mason and others who want planning authorities to follow procedures adopted in Westminster. After five high-profile building collapses in the late 1980s and early 1990s, Westminster City Council made consent for listed and conservation work subject to approval by the council's consultant engineer. The engineer makes a site visit, vets the drawings and examines the proposed methodology before work starts. Brian Morton, who acts for Westminster, believes the system has saved countless buildings: "We often find problems that haven't been spotted. I'm absolutely sure the system has saved buildings from total collapse."

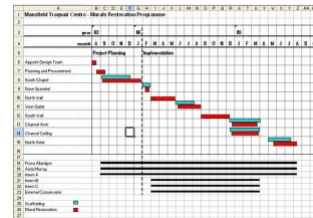
But there is only so much that can be done by regulation, and authorities less well-off than Westminster would struggle to find such systems. The alternative is self-monitoring. The Royal Institute of Chartered Surveyors

purely circumstantial. According to John Mason, an expert in his and unpredictable; working on them is not as easy as it might the windows, many facades, mon mistake people make when dealing with historic buildings is

The Initial Steps – 1992 to 1995

- 1992: RICS Accreditation Scheme supported by the College of Estate Management, Reading (for individuals)
- 1995: RIAS Accreditation Scheme (for individuals)

Both schemes required ‘portfolios of evidence’ to be submitted to reveal competency in practice based on 5 ‘projects’ – but ‘projects’ are the result of team effort, so how to interpret the competence of an individual, and what is relevant in doing so ?



Historic Buildings Council for Scotland
1997–1998 Annual Report to Parliament

“Fundamental difficulties have been experienced in seeking to achieve appropriate quality and standards in a number of Historic Buildings Repair Grant scheme cases”.....so..... “within a 3 to 5 year period professional body accreditation should become a condition for lead professionals working on Historic Buildings Repair Grant projects”



Historic Buildings Council for Scotland
2000 – 2001 Annual Report to Parliament

“We understood that some bodies were not yet sufficiently comfortable with that prospect, although confidence was growing. We hope that the work with the professional bodies, to ensure that a sufficient number of specialists had been endorsed to meet the level of work in the sector, would enable accreditation to become mandatory for grant within the next two or three years”



2002 English Heritage Grant-aid requirements

“The Grant Recipient must engage a competent professional, that is, a registered architect, RICS conservation accredited chartered building surveyor, or chartered engineer, or team comprising of such professionals, with appropriate conservation knowledge, ability and experience to plan and specify the work in detail, and to inspect the works whilst they are in progress”



The Conservation, Repair + Maintenance (CRM) Bubble

- *CRM account for almost 50% of all construction industry activities*
- *UK value of CRM is £6b/annum (+ DIY value at £7.9b/annum)*
- *Quality and value of built heritage is not fully recognised*
- *Building owners have low expectations*



The Conservation, Repair + Maintenance (CRM) Reality

- *A new-build bias exists in industry training and education*
- *Vocational craft training offers little on building conservation*
- *CRM is not taught in undergraduate professional education*
- *CRM is learnt on the job – uncertainty in approach and results*



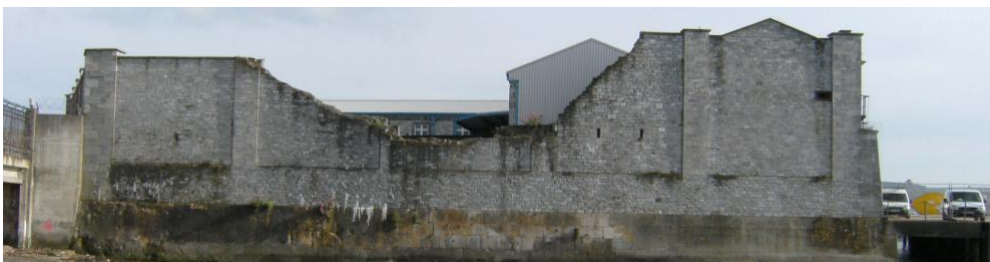
Identified cause for concern – lack of client support

- *Building owners cannot readily find expert guidance*
- *The numbers and levels of skills in local authorities dealing with heritage issues are inadequate*
- *Professional Institutes have varied in their support for conservation specialists and have had unsatisfactory, non-transparent means of offering advice to clients on choosing professional agents*



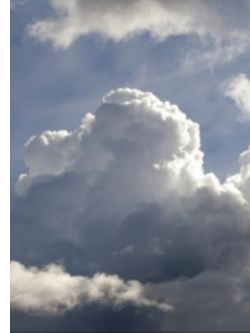
Identified cause for concern – self certification

- *In 2002, of c5,400 RIBA registered UK architectural practices up to 1,740 firms professed some interest, experience or competence in building conservation, but*
- *The majority of UK architects, building surveyors and engineers operating on historic buildings have no specialist postgraduate qualifications in conservation*



Drivers for change – key issues from 2005 - 2010

- *Government Heritage Bodies Historic Building Grant Schemes*
- *Various industry body skills report findings*
- *Sustainability and climate change agendas*
- *Carbon neutral and energy efficiency agendas*
- *Professional body growth in awareness of CRM*



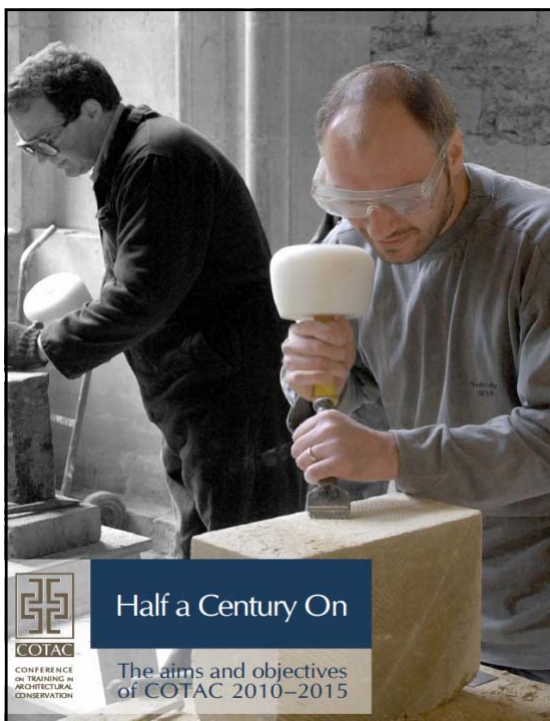
Building professional accreditation – basic challenges

- *How to improve the abilities and competences of ‘individuals’*
- *Find common denominators to span disciplines*
- *Devise structure and guidelines for schemes*
- *Identify appropriate ‘evidence’ of competence*



Methodology and approach – outline parameters

- *Commissioning client requirements for a common procedure*
- *Consider robust intentions, aims and objectives*
- *Enable relevant dialogue across professional disciplines*
- *Establish and enable the pan-professional 'Edinburgh Group'*



Associated need to recreate the traditional material supply chain (e.g. stone, lime & slate)

Function	Intention	Skill requirements
Conservation	Preservation	Increasing specialist activity
Restoration	Recreation	
Rehabilitation	Renovation	Link with new-build crafts
Repair	Reparation	Increasing focused activity
Maintenance	Activation	

Note: BS 7913 definitions

Associated need to recreate traditional manufactured replacement units (e.g. cast-iron ware and fittings)

CRM Cluster Skills Profile

Function	Professions	Industry	Standard setting
Conservation	Edinburgh Group + AABC, RIBA, RICS, CARE, etc. ICOMOS Training & Education Committee National Heritage Training Group Related Sector Skills Councils QCA, Livery Companies, CIC & Awarding Bodies NVQ developments Levels 2-5 14-19 Diploma development Foundation degree development		
Restoration			
Rehabilitation			
Repair			
Maintenance			
COTAC participation and involvement influencing integration of knowledge skills and materials			

Note: BS 7913 definitions

COTAC Conservation Repair and Maintenance Cluster Activity Profile

www.cotac.org.uk

'Edinburgh Group' – operational challenges

- *Assess scheme documentation*
- *Devise guidance and pro-forma for: Applicants + Assessors*
- *Administrative processes/tracking*
- *Formal certification/attribution?*
- *Re-accreditation cycle?*
- *Use of 1993 ICOMOS Education and Training Guidelines*
- *Establish support mechanism (www-based free access facility)*




CONSEIL INTERNATIONAL
DES MONUMENTS ET DES SITES


ICOMOS

INTERNATIONAL COUNCIL
ON MONUMENTS AND SITES

GUIDELINES ON EDUCATION AND TRAINING IN THE CONSERVATION OF MONUMENTS, ENSEMBLES AND SITES (1993)

- | | |
|------------------------------------------|----------------------------------------------|
| a. Read the asset | h. Know and apply International Charters etc |
| b. Understand its history and technology | i. Make balanced judgements about it |
| c. Understand its setting | j. Recognise when to seek advice |
| d. Find and absorb available information | k. Give expert advice on it |
| e. Understand its behaviour | l. Document the work on it |
| f. Diagnose its causes of decay | m. Work in multi-disciplinary ways |
| g. Produce readable reports | n. Work with others to solve issues |


**UNDERSTANDING
CONSERVATION**



Contact Us:
understandingconservation@thebcc.ac.uk

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Professional Body methodology and approach – The challenge of Client acceptance

- *Promote the schemes for client benefit*
- *Allow a run-in time to launch scheme*
- *Establish complaints and review procedures*
- *Avoid 'closed shop' allegations*
- *Deal with white-list/black-list perceptions*



Related post-scheme issues to be considered

- *Provision of suitable Regional CPD support and availability*
- *Who 'educates the educators' and 'trains the trainers'?*
- *Effect responsible 'policing' of standards and quality*
- *Allow for effective integration with clients' experience*
- *Dealing with client complaints*



The Various Building Conservation Accreditation Schemes

- *Royal Institution of Chartered Surveyors (RICS) 1992*
- *Royal Incorporation of Architects in Scotland (RIAS) 1995*
- *Architects Accredited in Building Conservation (AABC) 1998*
- *Royal Institute of Architects in Ireland (RIAI) 2001*
- *Conservation Accreditation Register for Engineers (CARE) 2003*
- *Chartered Institute of Architectural Technologist (CIAT) 2008*
- *Royal Institute of British Architects (RIBA) pending 2010*

RICS The Royal Institution of Chartered Surveyors

RICS Home | About us | Knowledge | Newsroom | Services | Events | My RICS

RICS UK - Services - Accreditation and schemes - Building Conservation Accreditation Scheme

Building Conservation Accreditation Scheme

About the Scheme

The RICS Building Conservation Accreditation Scheme (BCAS) was established in 1992 and since its introduction the scheme has promoted good practice and standards and has become recognised and respected throughout the industry. The aim of the scheme is to provide a register of individuals with experience and knowledge in the field of conservation of historic buildings or sites.

There is a register of individuals knowledgeable in the field of conservation of historic buildings or sites who have demonstrated experience in this field. They will be full professional members of a recognised body to be a fully registered member of the scheme.

The register of fully accredited members is updated regularly and is available to the public and other client groups through RICS information services and the RICS website.

Eligibility

There are currently two routes into accreditation depending on educational attainment and experience.

- Experience** - Applicants with no post graduate academic qualifications in Building Conservation. Applicants should register with the scheme and will be required to present five projects for the final assessment and interview stage.
- Academic** - Applicants with first/graduate academic qualifications in Building Conservation. Applicants who have successfully completed a relevant and approved post graduate qualification in Building Conservation will need to present at least four projects and a copy of their post graduate dissertation at the final assessment and interview stage.

Information on approved post graduate academic qualifications can be found on page 2.

All applicants must be full members of an approved professional body and must be successful at a final assessment.

Application fee £150 +VAT

Subscription fee* £100 +VAT



Criteria for Assessment

Assessors will look for demonstration of good conservation practice, focussing on the areas below:

- Understanding the monument/building/site and its setting (where relevant)
- Gather record and absorb information
- Understand the techniques of construction and behaviour of the building
- Diagnosis of defects
- Inspect and report upon in an intelligible manner to non-specialist readers
- Apply nationally and internationally recognised charters, standards, guidelines and regulations
- Make balanced judgements, justify action and accept long-term responsibility
- Recognise need for other specialist input
- Advise on care and maintenance
- Create records of work
- Organise work in multidisciplinary group
- Liaison with occupants, owners, administrators and others to resolve conflicts and develop suitable strategies.

Assessment will be broadly based on ICOMOS guidelines (please refer to [rics.org/bcas](http://www.rics.org/bcas)).

http://www.rics.org/site/scripts/documents_info.aspx?documentID=315&pageNumber=1



- 14 June 2010
- Text-only site
- Member Log-In
- Becoming a Member
- Practice Services
- Resources
- RIAS Insurance
- Services
- RIAS PPS
- Employment
- Research
- Accreditation in Conservation Architecture
- Understanding
- + Conservation Online Resource
- Accreditation in Sustainable Architecture
- Directory of Architects + Practices
- Special Skills Directory
- Statement of Professional Conduct
- Charter and Byelaws

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RIAS for Architects

Accreditation in Conservation Architecture

Conservation Architecture Accreditation: Background, Guidance Notes + Application Form

Since 1985, the Royal Incorporation of Architects in Scotland has offered accreditation in building conservation to its members to meet the requirements of funding bodies (as well as employers and clients). Conservation Accreditation demonstrates that architects are suitably qualified to act as the lead professional in grant aided conservation work.

Accreditation ensures that all RIAS members have a route by which they can demonstrate their extensive knowledge and experience in conservation work. It also demonstrates their personal competence to administer grant aided conservation schemes and provides a forum for conservation specific continuing professional development (CPD).

Individual Members are accredited. Applying for Conservation Accreditation requires information about the member's career, qualifications and further areas of study or professional development. This is supported by case studies and information demonstrating the application of judgment and the member's particular role. Assessors also require evidence of current conservation CPD.



RIAS SEARCH FACILITY

Instructions and Checklists for Applicants

Accredited

Applications are invited from architects:

- ☐ with significant – five to ten years plus - detailed conservation experience, and
- ☐ who wish to be recognised as experienced conservation architects.

Applications must consist of:

- ☐ the completed application form, and
- ☐ ten (minimum) to twelve (maximum) unbound A4 pages with the information detailed below.

Submissions should include:

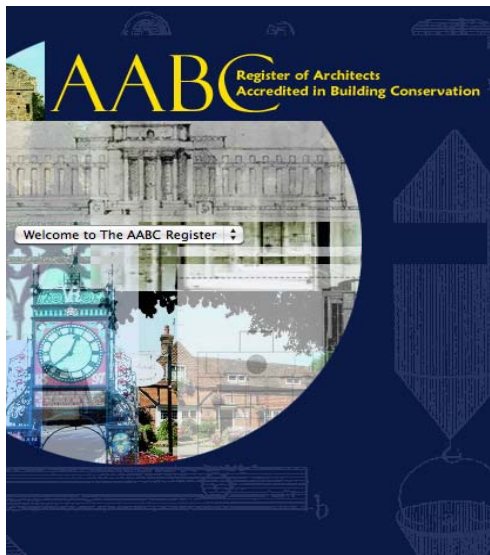
- ☐ a brief career outline,
- ☐ relevant conservation related CPD records for the past 5 years, including time devoted to education and / or project work,
- ☐ books, conferences, master-classes etc. attended,
- ☐ books, charters, standards, reports, articles, etc. read,
- ☐ brief descriptions of projects on which the applicant has been engaged, referring to experience gained, mistakes made, lessons learned, conclusions drawn, etc.,
- ☐ appropriate and relevant illustrations, extracts from drawings, notebooks, photographs, etc., selected to support and amplify the written text,
- ☐ details of membership of and engagement with relevant societies/organisations,
- ☐ any articles, publications or relevant contributions to conservation education,
- ☐ at least five(5) case studies in which applicants have had a direct, hands-on role in the design and delivery, at least three of which should be from within the last five years, describing completed projects selected to illustrate the knowledge, skills and experience gained, including the role(s) taken by the applicant.
- ☐ a brief statement of the applicant's approach to conservation architecture, with a self-critical appraisal demonstrating lessons learnt and

Advanced

Applications are invited from architects:

- ☐ who have been Accredited for at least five years, or
- ☐ with over fifteen years of detailed conservation experience and an extensive portfolio,
- ☐ who wish to be recognised as senior conservation architects.

<http://www.rias.org.uk/content/default.asp?page=s6> 17



<http://www.aabc-register.co.uk>

AABC

Register of Architects Accredited in Building Conservation

c/o 11 Oakfield Road
Perth
Scotland
SC13 1AR
T 01463 871458
F 01463 871460
E register@abc-register.co.uk

NOTES FOR APPLICANTS AND ASSESSORS

A. GENERAL

1. INTRODUCTION

1.1 The Register has now been in existence for several years, and is thus at a point where the first wave of accreditations has been reassessed. During this period there has been considerable development of accreditation systems across the spectrum of the building professions, including a new joint ICE/SAI/Struct E Register (the CARE Register) and the re-launch of the RICS Register. Much of this work has been carried out by an informal inter-professional group – the Edinburgh Group – set up by Historic Scotland. This group has had the twin objectives of identifying a core set of Competences needed by professionals before they can be considered for accreditation, and developing a Model Accreditation System appropriate, with modification, for the use of any of the professions. AABC has played a major role in these activities, and in turn has gained from its peers valuable insights into the way our system can be developed.

1.2 The purpose of the Register is to compile a list of architects competent to be entrusted with work on historic buildings. The list is a means of directing potential clients to suitable architects – it does not relieve them of the responsibility to make their own informed selection. Nor does it seek to detail the particular specialisations of individual practitioners.

2. PUBLICATION OF THE REGISTER

2.1 In its first years, the Register was published as a booklet, circulated free of charge to local planning authorities, DACs, and other organisations obviously likely to make use of it, and available for purchase by individuals. Whilst this was a tangible form of publicity its effect was limited, since it relied on recipients drawing it to the attention of clients. Moreover, it was expensive to produce and could only be revised annually.

2.2 The AABC has made increasing use of the internet, and this has now become the principal means by which the Register is promulgated. Internet publication allows for regular updating – successful applicants are included immediately. The Register being available at www.aabc-register.co.uk.

B. GUIDANCE FOR APPLICANTS

3. BACKGROUND

3.1 The method of assessing candidates' suitability for inclusion in the AABC Register has been developed from the model accreditation system prepared by the Edinburgh Group as a means of promoting compatibility between the accreditation systems of the various building professions engaged in conservation. At the same time it must be stressed that the AABC method is tailored specifically for architects. Therefore, the emphasis of some aspects differs somewhat from those of the Edinburgh model.



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CONSERVATION ACCREDITATION

RIAI Conservation Accreditation System

To assist Consumers in the selection of a Practice to provide them with professional services in architectural conservation, the RIAI developed an accreditation system to recognise differing levels of specialist expertise.

There are three Grades of Accreditation, Grade I being the highest and Grade III the basic entry level to the System.

RIAI Conservation Architect/Practice Grades I and II

An Architect or Practice accredited at either of these Grades has been assessed by an expert Accreditation Board which carries out a rigorous in-depth evaluation of the specialist qualifications, expertise and experience of the applicant. The difference between Grades I and II relates to the length of experience, the level of expertise, and the nature of the buildings. To be accredited as a Conservation Practice at Grade I or II the practice must have on its staff at least one architect of the relevant Grade, or have been assessed and accredited by the Accreditation Board on the basis of its collective track record.

Architect/Practice Accredited in Conservation at Grade III.

An Architect accredited at Grade III is not assessed by a Board, but must attend an RIAI Conservation Induction Module covering basic general information on the principles and practice of conservation, and successfully complete an Assessment Exercise. To be accredited at Grade III an Architectural Practice must have at least one owner – a 'Partner' or 'Principal' – who holds accreditation at Grade III.

An Architect accredited at Grade III is expected to have a good general understanding of the legislation, philosophy and technical requirements, but not to have the range of expertise to carry out all the tasks undertaken by Grades I and II.

To advise on:

- the philosophy and principles of conservation;
- UNESCO, ICOMOS and other Charters, Regulations and Guidelines;
- the legal background to conservation;
- the purchase of protected structures;
- statutory obligations regarding declarations, notifications and consents;
- the need for historic research and analysis;
- the need for specialist studies and advice;
- special techniques of repair, restoration and consolidation;
- appropriate new uses for historic buildings;
- the integration of modern technology and services into historic buildings;
- contracts suitable for conservation work;
- the conservation aspects of temporary works, demolition and shoring;
- grants and funding for conservation works;

And to:

- Study the history and technology of historic buildings/sites, interpret the results and plan for their conservation;
- Find and absorb the available sources of information relevant to the historic building or site being studied;
- Carry out searches of records and archives;
- Analyse the behaviour of monuments, ensembles and sites;
- Record, using all appropriate traditional and modern methods (including use of specialist technology, photogrammetry, rectified photography etc.), the condition of Historic Buildings;
- Provide measured drawings of Historic Buildings;
- Provide Historic Buildings Reports;
- Provide Inventories of Historic Buildings;
- Provide non-destructive investigation to analyse and evaluate Historic Buildings;
- Provide structural and material condition reports determining causes of building deterioration;
- Diagnose intrinsic and extrinsic causes of decay as a basis for appropriate intervention;
- Design appropriate alterations and extensions;
- Liaise with fire officers, consultants and building owners in the formation of fire prevention and security strategies;
- Work with inhabitants, administrators and planners to resolve conflicts and to develop conservation strategies appropriate to local needs, abilities and resources;
- Provide expert advice on maintenance strategies, management policies and the policy framework for environmental protection and preservation of monuments and their contents, and sites;
- Provide documents describing works executed and make them accessible;

http://www.riai.ie/consumer/protected_structures/conservation_accreditation/



Conservation
Accreditation
Register for
Engineers

Introduction

The Conservation Accreditation Register for Engineers (CARE) has been established to identify engineers skilled in the conservation of historical structures and sites, be they buildings, bridges, harbours, riverbanks, canals, industrial sites or natural landscapes. These engineers may either be working as lead consultants on projects where engineering is dominant or sub-consultants where there is a significant structural engineering content. They must have an appreciation of disciplines and interests extending well beyond their professional training as engineers and show that they understand the philosophy and methods of the conservation of historic work.



<http://www.careregister.org.uk>

Conservation Accreditation
Register for Engineers -
Case Study Details
ICE 3927

The Institution of
Structural
Engineers

ice
International Council of Engineers

Personal information:

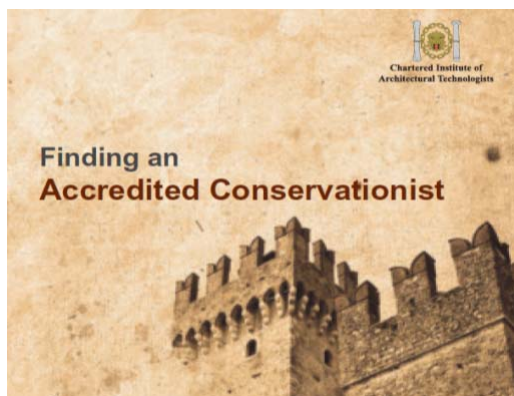
All Membership No. (if applicable)	Current grade		
Staff/Member No. (if applicable)	Current grade (continued)		
Surname:	Title:		
Other names:	Post nominals:		

Please follow the guidelines below:

- The form has to be completed for each case study.
- The first case study to be submitted is 2, 3, 4 or 5.
- Each case study is to be presented in the context of the five attribute units to demonstrate your competence as an engineer.
- All the attributes have to be demonstrated within the five case studies. Whilst it is not expected that every attribute will include ALL of the attributes, the assessors will look for a good distribution of attributes over the range of submitted case studies.
- The students should describe a particular project, or part of projects, in which you have played a major part, including taking a lead or some, or all, of the elements.
- You should indicate your role in the development and management of the projects by giving the background to the important decisions, to which you have made a significant contribution, and emphasise any problems encountered and the solutions provided.
- You should indicate where you have exercised independent enquiry, initiative and professional judgment. Numerical, oral data and drawings, or other relevant additional documentation, should number as case studies and be submitted as part of the case study.
- One case study may be other than practical consideration in their context, for instance:
 - the objectives and curriculum of a conservation teaching course for which you are the author
 - relevant research with report
 - lead of a paper in a selected journal
 - an approved post-graduate conservation course

Case study details:

Reference number (2, 3, 4 or 5)	Name of project		
Date initiated		Date completed	
Name of client		Location of client	
Control type:		Control period:	
Control value:			
Appointer job title:			



Requirements to be addressed:

- 1) Cultural Significance
- 2) Architectural and Aesthetic Qualities and Value
- 3) Investigation, Materials and Technology
- 4) Social and Financial Issues
- 5) Implementation and Management of Conservation Works

[illegible]

http://www.ciat.org.uk/en/Join_CIAT/conservation_register/

RIBA Press Release: 23 June 2010

The RIBA Register has been developed in conjunction with English Heritage, CADW, NI Environment Agency, RSUA and the RSAW. It will become active during the Autumn of 2010 and will operate on three levels of membership:

Conservation Registrant (CR): For those working on the repair, maintenance, alteration and refurbishment of heritage buildings, e.g. unlisted buildings in Conservation Areas, locally important historic buildings and the general pre 1919 building stock.

Conservation Architect (CA): Suitable for those working on Grade II listed buildings, regionally important historic buildings and in sensitive historic environments

Specialist Conservation Architect (SCA): For those working on historic buildings of outstanding national importance, such as Grade I and II* listed buildings or scheduled monuments, and with highly specialist skills in one or more aspects of conservation



RIBA 

Conservation Register Handbook

<http://www.architecture.com/JoinTheRIBA/ConservationRegister/ConservationRegister.aspx>