CIOB
The Chartered Institute of Building

Qualifications

Syllabus

CIOB Level 6 Diploma in Construction Management (QAN:610/5567/0)

Contents

1. Qualification Details

1.1 Qualification Aims

The CIOB Level 6 Diploma in Construction Management is designed for experienced construction site managers. This qualification comprises 8 units and is designed to develop the learner's knowledge and skills to manage construction projects. The qualification units are:

Unit 1 – The Construction Environment
Unit 2 – Construction Project Planning and Monitoring
Unit 3 – Construction Health, Safety and Wellbeing
Unit 4 – Managing People and Teams in Construction
Unit 5 – Construction Technology
Unit 6 – Sustainable Construction
Unit 7 – Managing the Quality of Construction
Unit 8 – Professional Practice in Construction

1.2 Progression to Other Qualifications

The Diploma is at level 6 of the Regulated Qualifications Framework (RQF) and is assigned with 75 credits. Higher education providers may consider these qualifications for exemption from certain modules within their undergraduate or other relevant qualifications.

1.3 Qualification Units

To achieve the Level 6 Diploma, learners are required to undertake all 8 units. These may be taken in any order and not necessarily the order set out in the syllabus. Unit 8 Professional Practice should be addressed in all units delivered as far as possible.

Total Qualification Time for the Diploma is 750 hours (about 20 months); 240 guided learning hours plus 510 personal study hours.

1.4 Unit Exemptions

A maximum of 2 units exemption is allowed for this qualification.

1.5 Entry Requirements

Desirable

Level 2 English is desirable to complete the apprenticeship
Level 2 Mathematics is desirable to complete the apprenticeship
AND
Site Safety Plus Site Managers' Training Scheme (may be delivered during the qualification)
Site Environmental Awareness Scheme (may be delivered during the qualification)

Mandatory

Level 4 Higher National Certificate or equivalent
Level 5 Higher National Diploma or equivalent
Higher (Level 4) apprenticeship in Construction Site Supervision

Non-Apprentices should have at least 2 years' experience in a construction role or equivalent

Apprentices aged under 18 years old at the time of starting the qualification will need to achieve Level 2 English and Maths before completion.

1.6 Assessment

The assessments are set by the provider and must be approved by the CIOB Awarding Organisation prior to being issued to learners. Tutor-led formative assessments should be carried out throughout the course.

All completed assessments are marked by the centre, internally verified and subject to external moderation sampling by the CIOB Awarding Organisation.

The assessment criteria cover 3 areas:

1. **Task achievement** – This is a measure of how well the learner answers the task question/questions and the identification of the important aspects of the task.

2. **Technical Content** – This is a measure of how well the learner identifies, describes, and evaluates the task's technical aspects.

3. **Presentation** – This is a measure of how well the learner presents the assignment and includes the quality of the structure and paragraphing, the quality and relevance of visual or graphical content and the referencing used for quoted sources.

1.7 Grading

This qualification is pass or refer only. All Units must be passed to achieve the award. Assessments should be assignments, practical exercises, project scenarios.

Indicative marking descriptors for differentiating between levels of achievement when marking assignments are provided below (Section 1.8).

1.8 Indicative Marking Descriptors – Level 6 Diploma in Construction Management

* Please note that the bands below describe indicative characteristics only. An overall holistic approach is required when assessing a learners' work and assigning a grade.

Grade	Task Achievement The Relevance of the Response	Inclusion of Relevant Technical Knowledge in Content	Presentation/Coherence
Pass			
40-100%	The work demonstrates an understanding of the task. The main points are identified, and the task is achieved. There is no attempt to evaluate or analyse the solutions. There may be some inaccuracies, omissions and irrelevant content. There may be lack of control in relation to the word count.	The work demonstrates an understanding of the main technical issues which are identified. This may be limited to description with little evidence of evaluation. There may be some omissions and inaccuracies in detail. There may be some irrelevant details.	There is an attempt to structure the information. There is evidence of paragraphing and titling which is not always appropriate. Some basic graphical information may be included which is of some assistance to the reader. There may be some omissions or inaccuracies. There is clear evidence of appropriate referencing. The work is generally coherent but there may be occasional lapses in coherence and structure.
Fail			
0-39%	The work shows a poor understanding of the task. Frequent inaccuracies. Failure to identify important aspects of the task. Much of the information is irrelevant to the task. There may be evidence of copy and paste from external sources. The response may be limited to lists of words with no attempt to explain the relevance/merits of these to the task. The assignment falls short of the word count.	The work demonstrates a lack of understanding of the technical aspects. There are omissions of important technical information. Errors are evident in the technical content. There is no attempt to explain the relevance of the technical content to the task.	Lacks structure and may be limited to lists of points which are not developed. Disorganised in structure causing difficulty for the reader to understand the points. The response is Illegible or incoherent in places. No referencing of external sources. The graphical illustrations are of poor quality or absent. They may be irrelevant. There may be errors and a lack of clarity causing difficulty for the reader to understand.

1.9 The Apprenticeship Knowledge, Skills and Behaviour Requirements

Knowledge	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
K1 Environmental	√	√	√		√	√	√	√
K2 Legal	√	√	√					√
K3 Project Management		√		√				√
K4 Technology	√	√	√		√			√
K5 HS&W	√	√	√	√				√
K6 Procurement	√	√						√
K7 Quality	√	√				√	√	√
S1 Planning	√	√						√
S2 Managing HS&W		√	√	√	√			√
S3 Managing Quality		√	√				√	√
S4 Sustainable construction	√	√				√	√	√
S5 Managing Legal	√	√	√	√			√	√
S6 Problem solving	√	√	√	√	√	√	√	√
S7 Managing Information	√	√	√	√	√	√	√	√
S8 Managing Risk	√	√	√	√		√	√	√
S9 Managing People	√	√		√				√
S10 Innovation		√	√		√	√	√	√
B1 Competence	√	√						√
B2 Professionalism	√	√		√	√			√
B3 Interpersonal skills		√		√	√			√

1.10 Reading List

Unit 1 – The Construction Environment

Ashworth, A., Perera, S. (2018) Contractual Procedures in the Construction Industry, 7th Edn.; Harlow: Pearson Education

CIOB (The Chartered Institute of Building) (2024) Code of Practice for Programme Management in the Built Environment, 2nd Edition; Chichester: Wiley-Blackwell. https://www.ciobacademy.org/product/code-of-practice-for-programme-management-in-the-built-environment-second-edition/

Flanagan, R., Jewell, C. (2020) Site Management and Production, London: CIOB (https://www.ciobacademy.org/product/site-management-production-guide/)

Hughes, W., Champion, R. and Murdoch, J. (2015) Construction Contracts: Law and Management, 5th Edn.; Abingdon: Routledge

Unit 2 – Project Planning

Baldwin, A. and Bordoli, D. (2014) A Handbook for Construction Planning and Scheduling, Wiley Blackwell.

CIOB (2018) Guide to Good Practice in the Management of Time in Major Projects: Dynamic Time Modelling, 2nd Edition, London: CIOB

CIOB (2022) Code of Practice for Project Management for the Built Environment, 6th Edition, London: CIOB. https://www.ciobacademy.org/product/code-of-practice-for-project-management-for-the-built-environment-6th-edition/

Cooke, B., Williams, P. Construction Planning, Programming and Control 3rd Edition (2009) Oxford Wiley-Blackwell

Flanagan, R., Jewell, C. (2020) Site Management and Production, London: CIOB (https://www.ciobacademy.org/product/site-management-production-guide/)

Harris, F. and McCaffer R., Edum-Fotwe, F. (2013) Modern Construction Management, 7th Edition, Oxford, Wiley-Blackwell

Unit 3 – Health, Safety and Wellbeing

Building Safety legislation The Building Safety Act - GOV.UK
BSI 8671 PAS 8671:2022 Competence of Individual Principal Designers | BSI
BSI 8672 PAS 8672:2022 Competence of Principal Contractors | BSI

CIOB (2024) Building Safety Act 2022 Advice & Guidance https://www.ciob.org/industry/policy-research/resources/Building-Safety-Act-Advice-and-Guidance

Flanagan, R., Jewell, C. (2020) Site Management and Production, London: CIOB (https://www.ciobacademy.org/product/site-management-production-guide/)

Industry guidance on the following web sites: CDM Regulations 2015 http://www.cskills.org/supportbusiness/healthsafety/cdmregs/index.aspx

The Health and Safety at Work Act Health and Safety at Work etc Act 1974 - HSE

Unit 4 - Managing People and Teams

Flanagan, R., Jewell, C. (2020) Site Management and Production, London: CIOB (https://www.ciobacademy.org/product/site-management-production-guide/)

Loosemore, M. and Dainty, A. (2012) Human Resource Management in Construction, 2nd Edn; Abingdon: Routledge

Walker, A, (2015) Project Management in Construction 6th Edn. Chichester: Wiley Blackwell

Unit 5 – Construction Technology

The Building Regulations 2010 https://www.legislation.gov.uk/uksi/2010/2214/contents/made

Chudley, R. (2012) Advanced Construction Technology. 5th edn. Harlow: Pearson

Chudley, R. and Greeno, R. (2020). Building Construction 12h Edn.; Oxford: Butterworth-Heinemann

Flanagan, R., Jewell, C. (2020) Site Management and Production, London: CIOB (https://www.ciobacademy.org/product/site-management-production-guide/

Local Authority Building Control (LABC) https://www.labc.co.uk/about-labc

Unit 6 – Sustainable Construction

BRE: Sustainable Construction - Simple ways to make it happen The Site Waste Management Plans Regulations 2008

BREEAM https://breeam.com/

Chris Gorse, C. (2024) Guide to Sustainability in the Built Environment, London: CIOB https://www.ciobacademy.org/product/guide-to-sustainability-in-the-built-environment/

Fewings, P, Henjewele, C. (2019) Construction Project Management: An Integrated Approach 3rd Edn. Abingdon: Routledge

Flanagan, R., Jewell, C. (2020) Site Management and Production, London: CIOB (https://www.ciobacademy.org/product/site-management-production-guide/)

O'Brien, J. (2023) Sustainable Procurement: A Practical Guide to Corporate Social Responsibility in the Supply Chain. London: Kogan Page.

United Nations Sustainable Development Goals (UN SDGS) https://sdgs.un.org/goals

Unit 7 – Managing Quality

BS 8000 Workmanship of Building Sites ISO 9001:2015 Quality Management CIOB Code of Quality Management

Flanagan, R., Jewell, C. (2021) Guide to Construction Quality (Site Production and Assembly), London: CIOB (https://www.ciobacademy.org/product/guide-to-construction-quality-site-production-and-assembly/

Flanagan, R., Jewell, C. (2020) Site Management and Production, London: CIOB (https://www.ciobacademy.org/product/site-management-production-guide/)

Harris F and McCaffer R., Edum-Fotwe, F. Modern Construction Management, 7th Edition, (2013) Oxford, Wiley-Blackwell

Unit 8 – Professional Practice

Construction Ethics and Compliance - Online Course - FutureLearn

https://www.ciob.org/industry/EDI

https://www.ciob.org/industry/politics-government/campaigns/equality-diversity-inclusion

https://www.cic.org.uk/projects/essentialprinciples-guide

UK Equality Act 2010 https://www.gov.uk/guidance/equality-act-2010-guidance

Unit 1 Contents

Title	**The Construction Environment**
Unit Reference Number	**Unit 1**
RQF Level	**6**
Credit value	**10**
Unit Guided Learning Hours	**32**
Unit Personal Study Hours	**68**
Total Qualification Time	**100**

Learning Outcomes; The Learner will:	**Assessment Criteria; The Learner can:**
1. Understand the economic environment of construction	1.1 Critically evaluate economic and environmental aspects that affect the construction process.
2. Apply the principles of the legal framework	1.2 Critically evaluate the duty holder roles and responsibilities for a range of scenarios 1.3 Evaluate procurement methods for a range of scenarios.
3. Appraise the social impacts of construction.	1.4 Critically evaluate the role of construction in advancing social and environmental value for given scenarios. 1.5 Produce a stakeholder engagement plan for a given scenario. 1.6 Review Codes of Professional Conduct for effecting cultural change in the industry.

Unit Information:

Scope:

Legal Framework – Common law and torts, statutes, byelaws, letters of intent, oral contracts, limitations and contracts under hand/deeds, remedies for non-performance including termination, damages., Bribery Act (UK)
Social Obligations – Corporate Social Responsibility, Modern Slavery, professional conduct and ethics, considerate constructors, social wellbeing

Unit 2 Contents

Title	**Construction Project Planning and Monitoring**
Unit Reference Number	**Unit 2**
RQF Level	**6**
Credit value	**10**
Unit Guided Learning Hours	**32**
Unit Personal Study Hours	**68**
Total Qualification Time	**100**

Learning Outcomes; The Learner will:	**Assessment Criteria; The Learner can:**
1. Be able to assess the factors impacting on the construction process.	2.1 Critically evaluate the internal and external factors that may affect the construction process. 2.2 Evaluate the information requirements for project planning. 2.3 Evaluate risk management approaches for a given scenario.
2 Be able to assess appropriate procurement routes	2.4 Critically evaluate procurement routes for a range of scenarios 2.5 Produce a method statement for a given scenario.
3 Be able to sequence the works	2.6 Critically evaluate a range of project management tools for a given scenario
4 Be able to select appropriate tools for project planning and monitoring.	2.7 Produce a programme of works for a given scenario

Unit Information:

Scope:

This Unit has been designed to provide the skills necessary to manage projects within a site team. It focusses on:

Planning your own and your team's workload using risk management, regulatory policies and tools to maximise performance, efficiency and compliance.

Unit 3 Contents

Title	**Construction Health, Safety and Wellbeing**
Unit Reference Number	**Unit 3**
RQF Level	**6**
Credit value	**10**
Unit Guided Learning Hours	**32**
Unit Personal Study Hours	**68**
Total Qualification Time	**100**

Learning Outcomes; The Learner will:	**Assessment Criteria; The Learner can:**
1. Be able to comply with legal responsibilities under regulations	3.1 Explain the roles and responsibilities under the Building Safety Act including the key duty holders.
2. Be able to apply technology for hazard avoidance	3.2 Evaluate the roles and responsibilities under CDM regulations 2015 for a range of scenarios
3. Be able to assess workplace culture for Health, Safety and Wellbeing	3.3 Evaluate the roles and responsibilities under the Health and Safety at Work Act 1974
4. Be able to devise methods for communicating and managing workplace hazards	3.4 Produce a risk assessment for a given scenario covering regulations.
	3.5 Critically evaluate the use of Modern Technologies to reduce risk on site.
	3.6 Critically evaluate the factors that affect workplace culture and propose methods for improvement.
	3.6 Critically evaluate tools for communicating and managing workplace hazards.

Unit Information:

Scope:

This Unit has been designed to provide the skills necessary to manage health, safety and wellbeing for users and creators of buildings. It focusses on:

Planning your own and your team's workload using risk management, regulatory policies to reduce hazards and health and safety issues for both on site operatives and users of buildings.

Unit 4 Contents

Title	**Managing People and Teams in Construction**
Unit Reference Number	**Unit 4**
RQF Level	**6**
Credit value	**10**
Unit Guided Learning Hours	**32**
Unit Personal Study Hours	**68**
Total Qualification Time	**100**

Learning Outcomes; The Learner will:	**Assessment Criteria; The Learner can:**
1. Be able to apply the principles of leading and managing people.	4.1 Critically evaluate a range of management styles.
	4.2 Apply leadership and management theories for a range of scenarios.
2. Be able to appraise methods of performance management.	4.3 Prepare a personal development plan for a range of scenarios.
	4.4 Evaluate methods for managing and motivating sub-contractors.
3. Be able to implement collaborative stakeholder engagement practices.	4.5 Critically evaluate the factors that affect the performance of construction professionals.
	4.6 Produce a stakeholder engagement plan for a given scenario.
	4.7 Evaluate improvement opportunities based on stakeholder feedback.

Unit Information:

Scope:

This Unit has been designed to provide the skills necessary to manage and motivate teams, set objectives and measure performance, understand the impact of the industry on people and stakeholders.

Unit 5 Contents

Title	**Construction Technology**
Unit Reference Number	**Unit 5**
RQF Level	**6**
Credit value	**10**
Unit Guided Learning Hours	**32**
Unit Personal Study Hours	**68**
Total Qualification Time	**100**

Learning Outcomes; The Learner will:	**Assessment Criteria; The Learner can:**
1. Be able to assess a range of technologies to improve building performance.	5.1 Critically evaluate technologies to improve building performance and energy efficiency for a given scenario
2. Be able to assess appropriate procurement routes	5.2 Evaluate the information requirements for project planning.
3. Be able to sequence the works	5.3 Evaluate risk management approaches for a given scenario.
4. Be able to select appropriate tools for project planning and monitoring.	5.4 Critically evaluate procurement routes for a range of scenarios
	5.5 Produce a method statement for a given scenario.
	5.6 Critically evaluate a range of project management tools for a given scenario
	5.7 Produce a programme of works for a given scenario

Unit Information:

Scope:

This Unit has been designed to provide the skills necessary to manage projects within a site team. It focusses on:

Planning your own and your team's workload using risk management, regulatory policies and tools to maximise performance, efficiency and compliance.

Unit 6 Contents

Title	**Sustainable Construction**
Unit Reference Number	**Unit 6**
RQF Level	**6**
Credit value	**10**
Unit Guided Learning Hours	**32**
Unit Personal Study Hours	**68**
Total Qualification Time	**100**

Learning Outcomes; The Learner will:	**Assessment Criteria; The Learner can:**
1. Understand the impact of climate change on the Built Environment	6.1 Critically evaluate the threats of climate change on the built environment 6.2 Critically evaluate methods for improving the resilience of built assets.
2. Be able to assess carbon outputs of a built asset	6.3 Produce an environmental impact statement for a range of given scenarios.
3. Be able to apply modern methods of construction to reduce environmental impacts	6.4 Critically evaluate waste management strategies to reduce carbon.
4. Be able to identify suitable retrofit solutions	6.5 Critically evaluate technologies for reducing whole life carbon for a range of scenarios. 6.6 Critically evaluate a retrofit solution for a given scenario

Unit Information:

Scope:

This Unit has been designed to provide the skills necessary to manage environmental impacts and mitigate these on construction projects.

Unit 7 Contents

Title	**Managing Quality in Construction**
Unit Reference Number	**Unit 7**
RQF Level	**6**
Credit value	**10**
Unit Guided Learning Hours	**32**
Unit Personal Study Hours	**68**
Total Qualification Time	**100**

Learning Outcomes; The Learner will:	**Assessment Criteria; The Learner can:**
1. Be able to apply quality assurance process and systems	7.1 Produce a quality plan for a given scenario
2. Be able to assess built assets for a range of defects	7.2 Produce a plan to address defects for a range of scenarios.
3. Be able to apply modern technology to improve quality	7.3 Critically evaluate the use of digital and other technologies to improve quality and maintenance of built assets over time.
4. Understand the role of building pathology and its impact on building performance	7.5 Assess the role of building pathology in a range scenarios affecting building performance.

Unit Information:

Scope:

This Unit has been designed to provide the skills necessary to manage environmental impacts and mitigate these on construction projects. Quality and mitigate defects and poor building performance

Unit 8 Contents

Title	**Professional Practice in Construction**
Unit Reference Number	**Unit 8**
RQF Level	**6**
Credit value	**5**
Unit Guided Learning Hours	**16**
Unit Personal Study Hours	**34**
Total Qualification Time	**50**

Learning Outcomes; The Learner will:	**Assessment Criteria; The Learner can:**
1. Be able to reflect on your own practice and competence.	8.1 Produce a reflective logbook on your learning.
2. Be able to apply codes of conduct in practice	8.2 Evaluate your own strengths and weaknesses for a range of scenarios.
3. Be able to critically evaluate the challenges facing the construction industry	8.3 Prepare a personal development plan for a given scenario 8.4 Critically evaluate the culture of the industry 8.3 Evaluate methods for creating a more inclusive profession

Unit Information:

Scope:

This Unit has been designed to provide the skills necessary to develop competence and professional ethics.