



Statement of Competence Building Safety

**Rosie Sonnenschein BA(Hons), M.Arch,
PGDip, ARB, RIBA
Podium Surveying LLP**

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Limitation

Competence statements are a snapshot of a single member of staff at the date produced. Podium Surveying LLP are focused on providing our staff the highest level of experience and also continuing professional development (CPD) and so as this is a continual process some very current work experience and training may not be included within this document.

As a business Podium are committed to updating these competence statements on a three-month cycle, at which point all relevant updates will be included.

Introduction

Podium Surveying LLP is committed to assisting our clients on improving all aspects of building safety. We do this by providing our technical staff with the support, training and technical experience they need to advise our clients correctly and provide the highest possible levels of design and quality standards.

We also make sure that in all aspects of our work we use the correctly trained person for each and every scheme. We are experts in our field and specialise in fully understanding and meeting the individual needs of our extensive client base. Our understanding of the housing, construction and development sector, combined with our intelligence and agility means we are able to offer a bespoke approach that is unique to all our clients.

Every client, irrespective of size or work stream, will have the involvement of a senior member of the Podium team. We work closely with our clients and their teams to develop relationships and future work streams. We are completely flexible and collaborative in our relationship with all our clients and pride ourselves in being always available, as well as quick to respond and delivery and results orientated.

Rosie Sonnenschein, Senior Project Manager BA(Hons), M.Arch, PGDip, ARB, RIBA

Rosie is a chartered architect who has worked in the building industry for the last 10 years. She recently joined Podium from one of London's largest housing associations.

Her well-rounded experience includes working as an architect on the project team during the design and construction stages of housing, providing sustainable design services using circular economy principles, and working client-side within a building safety team to risk assess high rise blocks and ensure a robust building safety management system is in place.

After the Grenfell Tower tragedy, Rosie decided to pivot from traditional architectural practice towards helping ensure existing residential building stock was built and maintained well enough to prevent any future incidents as far as possible. For the last three years, Rosie has specialised in the building safety of high-rise residential blocks.

Most recently, Rosie worked directly with Peabody's Building Safety Team to pioneer new building safety management systems, conduct gap analysis and risk assessment of the fire and structural safety of existing blocks, review the handover documentation for new build blocks prior to occupation, lead cladding and structural investigations, write building safety cases, work with early adopters of the Building Safety Act to improve their quality assurance processes, and programme and set the scopes for cladding and structural investigations into existing blocks.

Rosie is a member of the Royal Institute of British Architects (RIBA), and also completed the Chartered Institute of Builders (CIOB) Level 6 Diploma in Building Safety Management in 2022.

Introduction

A definition of competence

As a business Podium Surveying LLP have spent some time in understanding how to assess and present our competence to our clients.

The Construction (Design and Management) Regulations 2015, clause 8.1 defines competence as:

8.—(1) A designer (including a principal designer) or contractor (including a principal contractor) appointed to work on a project must have the skills, knowledge and experience, and, if they are an organisation, the organisational capability, necessary to fulfill the role that they are appointed to undertake, in a manner that secures the health and safety of any person affected by the project.

The same document then confirms (clause 8.3 below) that the client is responsible for ensuring that they should take reasonable steps to assess the competence of the technical support that they are intending to employ.

(3) A person who is responsible for appointing a designer or contractor to carry out work on a project must take reasonable steps to satisfy themselves that the designer or contractor fulfils the conditions in paragraph (1).

Podium Surveying LLP are regulated by the Royal Institution of Chartered Surveyors (RICS), the RICS set out their rules of conduct which as a business and Rosie as an individual fully adhere to.

These rules on conduct confirm the following:

The Rules of Conduct support positive change in the built and natural environments, through promoting and enforcing the highest ethical standards in valuation, the development and management of land, real estate, construction and infrastructure. The Rules of Conduct are based on ethical principles of honesty, integrity, competence, service, respect and responsibility.

Rule Two of The RICS Rules of Conduct specifically confirm the following:

Rule 2

Members and firms must maintain their professional competence and ensure that services are provided by competent individuals who have the necessary expertise.

Example behaviours

- 2.1 Members and firms only undertake work that they have the knowledge, skills and resources to carry out competently.
- 2.2 Members and firms supervise any employees undertaking work for them and ensure that these employees have the necessary knowledge, skills and resources to do their tasks competently.
- 2.3 Members and firms check that sub-contractors have the necessary knowledge, skills and resources to do their tasks competently.
- 2.4 Members and firms reflect on the work they have undertaken and its impacts, and consider how they might apply what they have learned to their future work.

Introduction

- 2.5 Members maintain and develop their knowledge and skills throughout their careers. They identify development needs, plan and undertake continuing professional development (CPD) activities to address them and are able to demonstrate they have done so. Firms encourage and support directors, partners and employees to maintain and develop their knowledge and skills, and check that they are complying with CPD requirements set by RICS.
- 2.6 Members and firms stay up to date and comply with relevant legislation, codes of practice and other professional and relevant technical standards. Firms ensure that their directors, partners and employees do so.

Through this document we will provide evidence of competence for Rosie, having drawn together the detail of the above two key documents we will evidence our competence in four areas, these being:

1. Skills
2. Knowledge
3. Experience
4. Resources

Specific evidence of competence

Skills, knowledge and experience

Skills, knowledge and experience can be demonstrated in various ways, however we believe that the key factors in demonstrating this, including the relevant supporting documents, will be as follows:-

- Previous and current projects, within Rosie's CV (Appendix A) is a breakdown of Rosie's current projects. Further evidence of relevant projects through case studies is provided later in this competence statement to show the breadth of Podium and Rosie's experience.
- Curriculum Vitae (CV) - Contained within appendix A of this document is a copy of Rosie's CV in relation to Building Safety. This document has been produced specifically for this role and to give an indication of competence specifically for building safety
- Continuing Professional Development (CPD) – Podium Surveying endorse attaining levels of targeted CPD which greatly exceeds the minimum standard set by the RICS. Appendix B of this document provides evidence of Rosie's CPD for the current year and the two preceding years. The key to CPD is that it is targeted to both the needs of the individual and also to be relevant to the role that they are being asked to undertake.
- Understanding of legislation and regulations in relation to our role. It is key that we keep abreast of the legislation involved in each role or project and how these change over time. Since the Grenfell disaster we have seen dramatic and widespread changes in current legislation and also new legislation coming in which has altered how we carry out our role.

A good example of this is the recent introduction of the Principal Designer role for Higher Risk Buildings (HRB). Podium have worked with buildings which would be classed as HRBs over a number of years and have designed works on many buildings that would fall within this category. We will maintain and update our knowledge tailored to the requirements of the role of Principal Designer role so that we are able to work in this capacity.

Qualifications

- Architect registered with the Architects Registration Board
- Chartered through membership of the Royal Institute of British Architects (RIBA)
- BA (Hons) in Architecture, Masters of Architecture, PGDip in Architectural Practice, Law, & Management
- Level 6 Diploma in Building Safety Management, from the Chartered Institute of Builders (CIOB)
- Level 6 Certificate in Fire Safety for Construction (CIOB)
- Professionally Qualified Person under the CSCS

Experience on recent projects

Rosie was the primary consultant on all of the below projects unless otherwise specified, further examples of project experience are available upon request.

Building Safety Project Manager

While employed as a Building Safety Project Manager, Rosie's day to day responsibilities included running a programme of over 300 structural investigations, giving internal

Specific evidence of competence

recommendations on safety occurrences, quality assessing the handover data prepared by developers for all new-build HRBs prior to practical completion, analysing the impact of the Building Safety Act and new secondary legislation across Peabody as both a client of new schemes and a Principal Accountable Person of existing blocks, creating new processes during building procurement to ensure a robust golden thread is maintained across Peabody at all RIBA work-stages, writing safety case reports, teaching various teams (development, latent defects, fire remediation, planned investment and maintenance, asset management) about our new responsibilities under the Building Safety Act and how they will impact existing workflows, and answering technical queries from Building Safety Managers about their buildings.

Rosie was also heavily involved in writing the safety case report template for Peabody Housing Association. She rewrote the structure and content of the report to ensure there were a complete set of prompts available for any colleagues to populate all technical details and supporting evidence required without missing any items. Rosie then cross-referenced the new template against recent feedback from the Building Safety Regulator, and produced several completed reports.

Role included – Holistic risk assessment of HRBs with particular attention to structural and fire risks, understanding of hazard identification processes, review of existing building documentation, advising client if any crucial evidence is missing or incorrect.

Large Panel System - High-rise residential blocks

Structural condition surveys, coordination with structural engineers in the production of their risk assessments, review of safety case reports in light of new information unearthed during structural investigations, and advising the client on mandatory occurrence reporting and how best to inform the regulator of planned remedial works for occupied HRBs at risk of disproportionate collapse.

Nine large panel blocks and one masonry block in the same estate from the early 1970s were identified by the client team as being potentially at risk of disproportionate collapse. Due to the sensitive nature of the ongoing investigations, these blocks are not named here. Rosie selected a project team of structural engineers and chartered surveyors based on fees and quality of example reports, set the scope of the investigations to include historic document reviews and intrusive opening-up work, reviewed the results of the structural reports, and worked with the project team to propose mitigation and remediation options for the structure as well as advising the client on possible phased works to ensure risks are lowered as far as reasonably practicable without reaching the cost point of gross disproportion.

Rosie's role was to project manage the team, conduct structural condition surveys of the blocks in scope, translate and summarise the structural engineer reports for the client to present to board meetings, identify maintenance issues and work with the structural engineer to recommend inspection and maintenance regime schedules.

Likely scope of remedial works currently costed at around £30 million. Contract duration 2-5 years dependent on speed of remedial works programme.

Specific evidence of competence

Lasdun Wall Refurbishment, UEA

Masterplan vision developed alongside short term feasibility studies for deep retrofit/extension and sustainability improvement options of the Grade II listed 1960's Lasdun Wall buildings in the heart of the University of East Anglia campus. Rosie's time on this project culminated in unanimous planning approval of the first stage of works, which includes a future-proofed and retrofitted science and teaching block with an accessible entrance.

Rosie was the project architect during the feasibility stage master planning and outline planning stages. She worked up numerous feasibility options, and then presented the preferred approach in a large report with numerous illustrations. Rosie coordinated her work with the client's overall estate strategy, planning consultants, heritage consultants, ecology surveys, concrete condition surveys, the client's asbestos specialists and estate management team, specialist laboratory design guidance, and the sometimes conflicting needs to modernise a low-ceilinged, energy inefficient existing building with contemporary teaching spatial requirements.

Other issues resolved as part of this refurbishment project include poor airtightness, leaks, overheating from solar gain, and narrow and limiting floor plan depths, all of which were resolved in such a way as to provide world-class research teaching and research laboratories that will ensure the existing carbon-sunk structure lasts another 50 years or more.

Continuing Professional Development

Critical to maintaining a high standard of skill in an ever changing and fast-moving sector is with continuing professional development. RIBA requires a minimum of 35 hours of core CPD per year.

Rosie's CPD plan for RIBA covers the core competencies, with a focus on building safety chosen wherever possible in addition to the core requirements.

CPD should be a mix of formal training i.e. courses, seminars etc and informal training i.e. private study, reading, keeping up to date with regulatory changes for example.

The following Hours have been completed by Rosie over the last three years.

- Year 2022 – 37.5 hours CPD
- Year 2023 – 37 hours CPD

Current year 2024 – completed to date 6 hrs (note this is a part year calculation of roughly a third of the year so far).

Specific evidence of competence

Typical courses over the last three years have included:

1. Hazard Identification and Bowtie Risk Management Training (in-person workshop, 2022, Risktec and the University of Liverpool).
2. PAS 9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats (private study, 2022)
3. Enforcement regimes for Building Safety (webinar, 2022, LMS Housing on behalf of CIOB)
4. HSE - Registering a high rise building with the Building Safety Regulator (webinar, 2023)
5. Structural Engineering for non-Structural Engineers (in person half day course by IStructE, 2023)
6. Collaborative Approaches to Fire Safety in Social Housing (London Build Expo, 2023)
7. Building Control: An overview of the new regime HSE (private study, 2024)
8. RICS Building Surveyors Conference (upcoming day-long conference, 2024)
9. RIBA Principal Designer Course: CDM Regulations & Building Regulations (series of webinars booked throughout April of 2024)

As you can see from the above the majority of the training taken is relevant to building safety and targeted to Rosie's roles.

A full copy of the last three years' CPD is contained within appendix B of this document.

Resources

Podium Surveying LLP is focused on providing the best quality product in terms of building safety. Part of this offering is to ensure that sufficient and suitably qualified resources are in place to be able to cover staff should a period of absence occur with the primary consultant.

In this regard Stuart Buckley BSc (Hons) MRICS MIFSM would step in should Rosie not be available, this would of course work in the same manner should Stuart not be available for a short period on any of his schemes.

Upon request we can provide a competence statement for Stuart.

General

Company accreditation

Podium Surveying LLP is an RICS regulated company foremost, this enables us to demonstrate a level of professionalism to provide our clients with the comfort of excellence in all of the fields that we work in. The RICS website confirms the regulation process as 'Regulated by RICS' is a recognised and respected designation.

Specific evidence of competence

In addition to the RICS regulation Podium also hold ISO 9001 which is an internationally known standard for our quality management system and creates a set of principles that ensure a common-sense approach to the management of our organization to consistently satisfy customers and other stakeholders.

We also hold ISO 14001 which is an international standard for designing and implementing an environmental management system (EMS). ISO 14001 requirements provide a framework and guidelines for creating your environmental management system so that we do not miss important elements needed for an EMS to be successful.

Podium Surveying also hold Constructionline accreditation and are also SSIP accredited (safety schemes in procurement). SSIP is the mutual recognition scheme for occupational health and safety standards particularly within construction. SSIP facilitates mutual recognition between health and safety pre-qualification schemes saving time, effort and cost of multiple certifications. In addition, Podium hold Alcumus Safe Supplier membership.

Insurance

Podium Surveying LLP hold the following levels of insurance.

Combined Liabilities - Hiscox

Policy no: - HISC8119890

Period of Insurance: 01/09/2023 – 31/08/2024

Employers Liability - £10,000,000 any one occurrence

Public Liability: £10,000,000 any one occurrence

Products Liability: £10,000,000 any one occurrence

Primary Layer – Amwins Global Risks - DUAL Corporate Risks Limited

Policy Number: PC-90523423O1

Period of Insurance: 29/09/2023 – 28/09/2024

Professional Indemnity Liability: £3,000,000 any one occurrence

Excess Layer via The PI Specialist (Accelerant Insurance Europe SA)

Policy Number: TUSXOLAOC/9980535

Period of Insurance: 29/09/2023 – 28/09/2024

Professional Indemnity Excess Layer - £2,000,000 any one occurrence

Note, our total professional indemnity (PI) insurance combined is £5m, however we have a limitation of £2m in relation to Building Safety.

We have contacted our Insurance company specifically to obtain confirmation that our current PI cover in relation to Building Safety specifically covers our acting in the role of Principal Designer. The confirmation in writing from Amwins (Patrick Keane) is as follows “agree that these activities will be covered by the policy as long as the role of Principal Designer is undertaken by those who are suitably experienced and qualified”.

Signed:

R. Sonnenschein

Rosie Sonnenschein BA(Hons), M.Arch, PGDip, ARB, RIBA

For and on behalf of Podium Surveying LLP

Date: 4th March 2024



Appendix A

CV - Rosie Sonnenschein



Rosie Sonnenschein

BA(Hons) M.Arch PGDip ARB RIBA

Senior Project Manager

M: 07955 265 266 E: rsonnenschein@podiumllp.com

Profile

Rosie joined Podium as Senior Project Manager in 2024 from Peabody. Having trained and worked within the construction industry since 2014, Rosie's strengths lie in conceptual and strategic analysis, effective communication, and adept project management, with a specialism in building safety and extensive knowledge of the Building Safety Act. With a profound interest in the history and architecture of social housing, she is deeply dedicated to integrating sustainability measures, with a focus on circular economy principles and urban wildlife conservation.

Experience

Golden Thread - At Peabody, Rosie contributed to the ongoing initiative of creating a Golden Thread digital narrative to document building safety decisions from project inception to occupancy, conducting high-level enterprise data mapping to understand data relationships, cataloguing necessary data points for safety reports, critiquing development processes, and recommending improvements for information exchange and documentation. Her work on aligning Peabody's practices with ISO19650 and HACT UK Housing Data Standards facilitated cross-departmental discussions to ensure the accessibility of relevant data to various building safety teams.

Structural Investigations - Rosie has led the coordination of structural investigations for over 300 High-Rise Buildings (HRBs), demanding a comprehensive approach to ensuring the safety and integrity of HRBs while navigating complex logistical and budgetary considerations. Rosie has experience in overseeing tasks such as defining standard scopes of services with structural engineers to meet building safety requirements, prioritising investigations based on risk factors, and organising CPD training for Building Safety Managers.

External Wall Investigations - Rosie has two years' experience in managing external wall investigations, a role that demanded a vigilant approach to staying abreast of evolving EWS1 and PAS9980 FRAEW guidance. Additionally, this involved meticulously reviewing fire engineer reports, drafting concise desktop reports to inform the project team about building safety, and coordinating various stakeholders including contractors, surveyors, architects, and developers to ensure smooth execution of intrusive investigations without compromising warranties.

Safety Case Reports - Rosie assisted in the creation of case safety documentation templates which has proved successful in swiftly appraising and communicating the narrative of building safety to relevant parties and is endorsed by the Regulator.

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Rosie Sonnenschein BA(Hons) M.Arch PGDip ARB RIBA

Senior Project Manager

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Recent project experience continued.....

across Peabody as both a client of new schemes and a Principal Accountable Person of existing blocks, creating new processes during building procurement to ensure a robust golden thread is maintained across Peabody at all RIBA work-stages, writing safety case reports, teaching various teams (development, latent defects, fire remediation, planned investment and maintenance, asset management) about our new responsibilities under the Building Safety Act and how they will impact existing workflows, and answering technical queries from Building Safety Managers about their blocks.

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Recent project experience continued.....

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Other issues resolved as part of this refurbishment project include poor airtightness, leaks, overheating from solar gain, and narrow and limiting floor plan depths, all of which were resolved in such a way as to provide world-class research teaching and research laboratories that will ensure the existing carbon-sunk structure lasts another 50 years or more.

Skills

- Effective communicator, including delivering presentations, engaging with clients and residents, drafting reports, correspondence, diagrams and maps for various purposes.
- Project management, including establishing new projects, processes and policies both internally and externally. Creating and overseeing project schedules based on risk assessments and managing annual budgets.
- Legal frameworks, including proficiency in Building Safety Act 2022, Fire Safety Act 2021, National Planning Policy Framework, Building Regulations, and Health & Safety regulations. Well-versed in contract law, particularly in duties as a Contract Administrator and familiarity with JCT building contracts.
- Technical knowledge, including expertise in PAS9980 process and EWS1s, understanding building construction and common issues, and crafting operation and maintenance manuals. Extensive knowledge of reducing carbon footprints in buildings.
- Model making, including skills in manual model making in materials such as card, wood, cork and cement. Proficient in laser-cutting and 3D printing techniques.



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Appendix B

CPD Record



CPD Record for 2022

Activity Date	Activity Title	Learning Level	CPD Level	Provider
02-02-2022	Legal frameworks applicable to built standards and building safety – Part 1	General awareness	Structured	Housing LMS on behalf of CIOB
09-02-2022	Legal frameworks applicable to built standards and building safety – Part 2	General awareness	Structured	Housing LMS on behalf of CIOB
16-02-2022	Enforcement Regimes for Building Safety	Detailed knowledge CPD	Structured	Housing LMS on behalf of CIOB
18-02-2022	Discussion with procurement team at Peabody, and own research	Detailed knowledge CPD	Informal	Peabody (employer)
22-02-2022	Own research - PAS 9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice	Detailed knowledge CPD	Informal	BSI group
11-05-2022	Hazard Identification and Bowtie Risk Management Training	Detailed knowledge CPD	Structured	Risktec and the University of Liverpool
12-05-2022	Research - Peabody-wide QA processes for ensuring document control and auditing of Golden Threat data	General awareness	Informal	Peabody
01-06-2022	Research into disabilities covered under Equality Act	General awareness	Informal	Action for ME
14-07-2022	Design your life: An architect's guide to achieving a work/life balance	General awareness	Structured	RIBA
20-07-2022	Many Voices: Architecture for Social Equity	General awareness	Structured	RIBA
28-07-2022	Research on inclusive garden design	General awareness	Informal	various blog articles by people with different disabilities

CPD Record for 2022 continued

Activity Date	Activity Title	Learning Level	CPD Level	Provider
03-08-2022	RIBA Professional Services Contract 2020: Conservation Architectural Services	General awareness	Structured	RIBA
22-08-2022	Duty to society and the end user, social value and participatory design	General awareness	Structured	RIBA
03-09-2022	Personal research on salvaging materials for re-use	Detailed knowledge CPD	Informal	RotorDC, LETI, BAMB, Interreg
13-09-2022	Conservation, Modernisation & Adaptation of Existing Buildings	Microlearning	Informal	RIBA
14-09-2022	Ethical Practice Video Series: Duty to Oneself	General awareness	Informal	RIBA
14-09-2022	Q&A: Plan of Work through the conservation lens	Microlearning	Structured	110419
11-10-2022	ISO 19650 and document control processes in Peabody for reg 38 docs	General awareness	Informal	Various online sources and internal strategy documents by Bond Bryant Digital
18-11-2022	Research on low carbon materials	Microlearning	Informal	Foresso, Mogu
22-11-2022	Keeping up to date with current trade journals	Microlearning	Informal	RIBA Journal, Dezeen, ARB
01-12-2022	IT training and understanding of social housing data	General awareness	Structured	Peabody Group

CPD Record for 2023 and 2024 so far this year

Activity Date	Activity Title	Learning Level	CPD Level	Provider
02-03-2023	Data management and procedures	Detailed knowledge CPD	Structured	Moorhouse Consulting
09-05-2023	Ensuring golden thread requirements met in Employers Requirement documents	Detailed knowledge CPD	Structured	Peabody Trust
20-07-2023	Regeneration of Thamesmead	General awareness	Informal	The Town of Tomorrow: 50 Years of Thamesmead
08-08-2023	Personal research into client frameworks and procurement	Microlearning	Informal	Peabody Trust
06-09-2023	Registering a high rise building with the Building Safety Regulator	Detailed knowledge CPD	Structured	HSE
06-09-2023	Forests and timber in sustainable design	General awareness	Informal	Harvard School of Design
02-10-2023	Development consultations - pre-planning review	General awareness	Structured	Peabody Trust
13-11-2023	Structural engineering for non-structural engineers	Detailed knowledge CPD	Structured	IStructE
15-11-2023	Collaborative approaches to fire safety in housing	General awareness	Structured	London Build Expo
13-12-2023	Designing with colour for sight impairment	General awareness	Informal	RNIB (Royal National Institute of Blind People)
16-11-2023	Personal research into structural investigations of LPS blocks	Deep knowledge	Informal	IStructE, BRE, Building Regulations
05-12-2023	Golden thread, data management and standardisation	General awareness	Structured	Corporate Cover Ltd
30-01-2024	Building control: an overview of the new HSE regime	Detailed knowledge CPD	Structured	HSE, various official guidance from UK gov
03-04-2024	Asbestos Awareness	Detailed knowledge CPD	Structured	UKATA



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