



Statement of Competence Building Safety

Stuart Buckley BSc (Hons) MRICS MIFSM
Podium Surveying LLP

Date: 11th June 2026

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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.

Stuart Buckley, Partner BSc (Hons) MRICS MIFSM

Stuart is a Chartered Building Surveyor who has worked in the building industry for the past 38 years. He leads Podium and uses his experience on a range of large and complex projects, ensuring that they are finished to a high standard, meet the clients' needs, are within budget and are completed within programme. Numerous clients have returned to Podium with repeat business.

For some time now Stuart has focused on building and fire safety in the refurbishment sector of construction, on matter of structural safety he often works alongside other specialist consultants such as Structural Engineers on structural safety matters and Fire Engineers on some aspects of fire safety.

Aside from being a member of the Royal Institution of Chartered Surveyors Stuart is a qualified Fire Risk Assessor and a member of the Institute of Fire Safety Managers. Stuart has also been involved in numerous projects which involve building and fire safety, he first decided to explore the field of fire safety in 2011. At this time, he assisted Southwark Council in assessing their housing stock, carrying out a range for fire risk assessments to their flat blocks and advising the client on the improvements required to them following the fire at Lakanal House.

Since then, Stuart has carried out multiple surveys and projects ranging from fire risk assessments, cladding intrusive surveys, external wall system desktop studies, compartmentation surveys, remedial projects, structural condition surveys and the design and contract administration of remedial works following initial investigations. Our largest recent remedial project being the £7.5m re-cladding design and contract administration of six buildings in Eastbourne.

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 Stuart 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 Stuart, 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 Stuart's CV (Appendix A) is a breakdown of Stuart'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 Stuart's experience.
- Curriculum Vitae (CV) - Contained within appendix A of this document is a copy of Stuart'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 Stuart'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.

Project experience

Stuart was the primary consultant on all of the below projects, further examples of project experience are available upon request.

The Boardwalk

£7.5M external improvement (fire safety) of six buildings at The Boardwalk in Eastbourne. All these buildings are over 18m high and so HRBs. All were found to have combustible cladding installed, with various building defects relating to the original construction. Stuart has worked closely with all parties in identifying the defects and designing replacement systems, which have now brought the buildings in line with current legislation. This involved full cladding replacement, balcony decking renewal, car park soffit replacement, roof repairs, general structural repairs and fire stopping.

All buildings are now signed off by a suitably qualified Fire Engineer, with an EWS1/FRAEW issued for each building.

Specific evidence of competence

Stuart worked closely with all stakeholders to produce a successful scheme, including Building Control, the local Fire Service, the HSE Cladding Team, the Managing Agent, and the Directors. We also achieved 80% funding for the project from the Building Safety fund and registered the buildings as HRBs with the Building Safety Regulator, on behalf of the client.

Peabody Housing Association

Stuart was engaged as a consultant within the building safety team in 2019; initially, the role was to assist with the careful and systematic review of its as-built information in relation to cladding and the production of desktop reports so that the client could understand its stock, identify the risk to its buildings from fire and categorize them in terms of any actions required. This role involved dialogue with designers, consultants, developers, and other stakeholders in the construction process.

As the understanding of building safety has progressed, Stuart and Podium Surveying have extended their role working with Peabody to assist in other aspects of building safety, such as intrusive cladding surveys and reports, general buildings surveys, structural condition reports and other works as required.

Anthony & Rodderick House

Podium Surveying LLP was engaged as Employer's Agent on this rooftop, airspace development that was a Design and Build contract with the design responsibility resting with the developer. The contract involved the development of new flats, through both a rooftop development with bookends and a new central core to connect the two buildings. The scheme also added 30 flats to the site, all for affordable rent.

In addition to acting as Employer's Agent, we were also engaged as the scheme's Site Inspector. A large part of our role in this respect was ensuring compliance for the client, whilst also ensuring the works were completed to a high standard. We used our extensive experience in fire safety to assess fire safety issues both before and after the works. This was partly more complex because the scheme married the new and the old construction techniques.

Continuing Professional Development

Critical to maintaining a high standard of skill in an ever changing and fast-moving sector is with continuing professional development. The minimum that the RICS set for CPD is twenty hours per year whilst the MIFSM also requires twenty-five hours in any given year.

The CPD for both accreditations can overlap but the important consideration is that CPD is targeted to the role that you do or the qualification that you wish to maintain. For example, the CPD for the IFSM must have its core around fire safety whilst the CPD for the RICS is more generalised and based on all aspects of the Surveyors role.

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 Stuart over the last three years.

- Year 2024 – 32 hours CPD
- Year 2025 – 32.5 hours CPD

Current year 2026 – completed to date 32 hrs (note this is a part year calculation of roughly half of the year so far).

Specific evidence of competence

Typical courses over the last three years have included:

1. External Wall System Assessment Training Programme (course).
2. EWS1 Insurance training (course).
3. RICS Building Surveyors Conference (attended every year).
4. Review of Appraisal of Existing Structures - Institution of Structural Engineers (private study).
5. HSE - Registering a high rise building with the Building Safety Regulator (course).
6. Structural Engineering for non-Structural Engineers (course).
7. The danger of lithium batteries in electric vehicles (on-line lecture).
8. Built environment – Core criteria for building safety in competence frameworks – BSI flex 8670 (private study).
9. PAS 8671:2022 Built Environment - Framework for the competence of individual Principal Designers (private study).
10. The Building Safety Act Higher Risk Buildings 2024 (conference).
11. Building Control: An overview of the new regime HSE (private study).

As you can see from the above the majority of the training taken is relevant to building safety and targeted to Stuart'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 Jason Paine BSc (Hons) MRICS AaPS would step in should Stuart not be available, this would of course work in the same manner should Jason not be available for a short period on any of his schemes.

Upon request we can provide a competence statement for Jason.

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 our 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: - HU P16 8119890

Period of Insurance: 01/09/2025 – 31/08/2026

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-9052342553

Period of Insurance: 29/09/2025 – 28/09/2026

Professional Indemnity Liability: £2,000,000 any one occurrence

Excess Layer - Hadron UK Insurance Company Limited

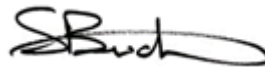
Policy Number: NBSPIRICS/9980535

Period of Insurance: 29/09/2025 – 28/09/2026

Professional Indemnity Excess Layer - £3,000,000 any one occurrence

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:



Stuart Buckley BSc (Hons) MRICS MIFSM
For and on behalf of Podium Surveying LLP

Date: 11th June 2026



Appendix A

CV - Stuart Buckley



Stuart Buckley

BSc (Hons) MRICS MIFSM

Partner

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Profile

Stuart is a Chartered Building Surveyor who has worked in the building industry for the past 39 years. He leads Podium and uses his experience on a range of large and complex projects, ensuring that they are finished to a high standard, meet the clients' needs, are within budget and are completed within programme. Numerous clients have returned to Podium with repeat business. For some time now, Stuart has focused on building and fire safety in the refurbishment sector of construction; on the matter of structural safety, he often works alongside other specialist consultants, such as Structural Engineers on structural safety matters and Fire Engineers on some aspects of fire safety.

Since 2019, Stuart has worked part of his time as a consultant within the Peabody Housing Association's Building Safety team. This work included assessing the fire safety of cladding to numerous buildings within their Housing stock and then moving on to structural assessments, working alongside the Peabody Structural Engineers to assess the structural safety of buildings.

Aside from this, Stuart has carried out numerous intrusive investigations for cladding systems for various clients and has also designed replacement cladding systems for buildings such as The Boardwalk in Eastbourne, where Podium designed, and Contract Administered the replacement of an existing combustible cladding system, replacement balcony decking, car park soffits and other fire safety works. This role also involved working with DLUHC to obtain funding for these six buildings.

Very recently, Stuart was the lead on a new build project, acting as the Employer's Agent for Lambeth and Southwark Housing Association. This project included the development of new flats through both a rooftop (airspace) development with bookends and a new central core to connect the two buildings. The scheme added 30 flats to the site, all of which are for affordable rent.

In this case, the construction was unusual as it was factory-built modular construction installed onto a portal frame, thus with limited on-site operations. The inclusion of the new dwellings onto the old brought a range of complex building safety issues, which Stuart worked through with the various specialists to mitigate risk and ensure that a safe and compliant building was constructed.

Stuart is currently working on a range of internal fire safety and compartmentation schemes for our clients. Often, these involve complexity and problem-solving, requiring an experienced professional with an excellent understanding of fire safety.

He has developed a broad range of experience in building surveying, building and fire safety, project management, contract law and professional services. He has a history of technical excellence, extensive leadership, and teamwork. Stuart understands contract legislation fully and is well-versed in various types of construction contracts. Stuart is also a fully qualified Fire Risk Assessor and is a member of the Institute of Fire Safety Managers. He has carried out a range of surveys, designs and has provided advice in this sector. Stuart is an effective communicator with extensive experience in liaising with clients, residents, contractors, local authorities, professional colleagues, and other stakeholders.

Stuart can work autonomously or act as part of a construction team. He also regularly monitors junior staff members, ensuring that they maintain the high standards required by our clients whilst providing training and advice. He has assisted junior staff members in their attempts to gain full membership in the Royal Institution of Chartered Surveyors. In this regard, Stuart has been trained additionally to act in the Councillor and Supervisor roles to assess professional competence (APC).

Stuart has additionally worked on historic and listed buildings.



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Stuart Buckley

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Partner

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Qualifications

- Advanced Craft Certificate in Brickwork
- ONC and HNC Building Studies
- BSc Hons Building Surveying
- MRICS
- Member of the Institute of Fire Safety Managers
- Professionally Qualified Person under the CSCS
- Qualified Fire Risk Assessor with Vulcan Fire Training

Experience on recent projects

The Queens

An independent Fire Risk Assessor and the local Fire Service flagged up issues of poor fire compartmentation. Stuart became involved to carry out the Contract Administration function, including the survey and design of fire safety remedial works, mostly compartmentation improvements and fire doors, ensuring compliance with current legislation. Since the initial appointment, Podium has also been asked to survey the external fire escape, report on its condition, and provide a full set of fire safety drawings for the building to be included within the SIB (Secure Information Box).

The Boardwalk

£7.5M external improvement (fire safety) of six buildings at The Boardwalk in Eastbourne. All these buildings are over 18m high, so HRBs that had combustible cladding installed, with various other building defects relating to the original construction. Stuart has worked closely with all parties in identifying the defects and designing replacement systems, which have now brought the buildings in line with current legislation. This involved full cladding replacement, balcony decking renewal, car park undercroft soffit replacement, roof repairs, general structural repairs and fire stopping that were identified as the cladding was stripped and the scheme proceeded.

All buildings are now signed off by a suitably qualified fire engineer, with an EWS1/FRAEW issued for each building.

Stuart worked closely with all stakeholders to produce a successful scheme, including Building Control, the local Fire Service, the HSE Cladding Team, the Managing Agent, and the Directors. Podium also achieved 80% funding for the project from the Building Safety Fund and registered the buildings as HRBs with the Building Safety Regulator on behalf of the client.

Collingwood Court

£200k of fire safety issues were identified relating to compartmentation and fire door defects as part of the fire risk assessment of these two buildings. A full survey was proposed to assess the extent of the issues, and as part of our Contract Administration role, we specified all works through a detailed design process.

The works have been completed and are in the defect's rectification period. The local fire service considered issuing an enforcement notice at the project's outset. Fortunately, due to the engagement of Podium and given the works carried out, this was managed to be avoided.

Peabody Housing Association

Stuart was engaged as a consultant within the building safety team in 2019; initially, the role was to assist with the careful and systematic review of its as-built information in relation to cladding and the production of desktop reports so that the client could understand its stock, identify the risk to its buildings from fire and categorize them in terms of any actions required. This role involved dialogue with designers, consultants, developers, and other stakeholders in the construction process.

As the understanding of building safety has progressed, Stuart and Podium Surveying have extended their role working with Peabody to assist in other aspects of building safety, such as intrusive cladding surveys and reports, general buildings surveys, structural condition reports and other works as required.



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Anthony & Rodderick House

Podium Surveying LLP was engaged as Employer's Agent on this rooftop, airspace development that was a Design and Build contract with the design responsibility resting with the developer. The contract involved the development of new flats, through both a rooftop development with bookends and a new central core to connect the two buildings. The scheme also added 30 flats to the site, all for affordable rent.

In addition to acting as Employer's Agent, we were also engaged as the scheme's Site Inspector. A large part of our role in this respect was ensuring compliance for the client, whilst also ensuring the works were completed to a high standard. We used our extensive experience in fire safety to assess fire safety issues both before and after the works. This was partly more complex because the scheme married the new and the old construction techniques.

General

As noted before, Stuart has also completed the Certificate of Fire Risk Assessment Training and has subsequently carried out a range of fire risk assessments for clients. This work included assisting clients such as Accent Housing Association with reviewing their own internal Fire Risk Assessors abilities processes and recommending improvements to their systems of assessment.

Stuart has since moved away from the production of Fire Risk Assessments now to concentrate on other areas of more complex fire safety and building safety matters; however, his understanding and experience in the fire risk assessment process have provided a great base of knowledge of the process.

Stuart is a Member of the RICS and the Institute of Fire Safety Managers, and he keeps abreast of regulatory change and CPD to satisfy the different aspects of his roles.



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Appendix B

CPD Record



CPD Record for 2026 to date

Activity Date	Activity Title	Learning Level	CPD Level
10-02-26	BRE Academy: Routes to Funding	Conference/Workshop/Seminar	Structured
06-03-26	Asbestos awareness refresher course	Online/Distance Learning	Structured
11-03-26	Housing Horizons Conference CHIC and the Housing Forum	Conference/Workshop/Seminar	Unstructured
30-04-26	The Fire Safety Event	Conference/Workshop/Seminar	Unstructured
30-04-26	Building Surveying (London) Conference	Conference/Workshop/Seminar	Structured
30-04-26	FSE - Fire Safety Leaders Summit	Conference/Workshop/Seminar	Structured
07-05-26	RICS Building Surveying Conference (London) 2026	Conference/Workshop/Seminar	Structured
08-05-26	Fire Safety Competency Module (EL-KC-FS)	Online/Distance Learning	Structured

CPD Record for 2025

Activity Date	Activity Title	Learning Level	CPD Level
11-02-2025	MHCLG Remediation Industry Webinar	Conference/Workshop/Seminar	Structured
12-03-2025	Non combustible paint options in HRBs - TOR	Conference/Workshop/Seminar	Structured
14-03-2025	Legislation changes from a Social Housing Perspective	Conference/Workshop/Seminar	Structured
18-03-2025	Riser Shaft Compartmentation FPA (Article)	Private Study	Informal
15-04-2025	The Procurement Act 2023	Conference/Workshop/Seminar	Structured
29-04-2025	MHCLG Remediation Industry Seminar	Conference/Workshop/Seminar	Structured
13-05-2025	RICS Building Surveying Conference	Conference/Workshop/Seminar	Structured
24-06-25	MHCLG Remediation Industry Webinar	Conference/Workshop/Seminar	Structured
30-06-25	Hydrochute CPD - Fire Safety and Refuse Chutes	Conference/Workshop/Seminar	Structured
15-07-2025	Flat Roofing CPD - Langley Waterproofing	Conference/Workshop/Seminar	Structured
31-07-25	Firestopping a guide to getting it right - IFSM	Conference/Workshop/Seminar	Structured
12-08-25	Review new Fire Safety (England) Regulations 2022 Update in relation to fire doors	Private Study	Informal
25-09-25	McConnel - Panel Discussion in relation to building control application for HRBs	Conference/Workshop/Seminar	Informal
26-09-25	Review Building Regulations & HRB Regulations for HRB Building Control Application - Harvist Ct	Private Study	Informal
07-10-25	Counsellor Briefing (APC-CB)	Online/Distance Learning	Structured
08-10-25	Counsellor Training - RICS	Conference/Workshop/Seminar	Structured
26-11-25	Research making a change control BSR application and set up standard documents	Private Study	Informal

CPD Record for 2024

Activity Date	Activity Title	Learning Level	CPD Level
17-01-2024	The danger of lithium batteries in electric vehicles	Conference/Workshop/Seminar	Structured
19-02-2024	Build environment - Core criteria for building safety in competence frameworks - BSI flex 8670	Private Study	Informal
19-02-2024	PAS 8671: 2022 Built Environment - Framework for the competence of individual Principal Designers	Private Study	Informal
20-02-2024	The Building Safety Act Higher Risk Buildings 2024	Conference/Workshop/Seminar	Structured
01-03-2024	Building Control: An overview of the new regime HSE	Private Study	Informal
21-08-2024	Review of Appraisal of Existing Structures - Institution of Structural Engineers	Private Study	Informal
07-05-2024	RICS Building Surveying Conference	Conference/Workshop/Seminar	Structured
20-08-2024	Faro Laser Scanning Course (Online)	Online/Distance Learning	Structured
21-08-2024	Faro Laser Scanning (In person)	Training Course	Structured



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