

# Why use a Project Manager?



It's something we hear on a regular basis and we have created this factsheet to answer that very question. The simple answer is that appointing a Project Manager gives you reassurance that your project is being managed in a professional and diligent manner.

Working with a professionally chartered project manager reduces stress and hassle to the client throughout the project and ensures a smoother process. Essentially a project manager is there to ensure that:

- Your project meets the required objectives
- Is delivered on time
- Is delivered on / under budget

Appointing a project manager means that you will have someone acting on your behalf and in your best interests who will ensure that your business, the project stakeholders or the project board are adequately represented by someone accountable for the lifecycle of the project (usually from its inception to the end of defects liability period, usually 12 months after completion).

By appointing a project manager at the outset of your project, you gain the continuity in one person for development of the client brief; procuring, leading and management of the whole project team; identifying and managing the risks associated with the scheme, ownership of the progress and administration of the project.

A competent project manager will be able to use their experience to confidently advise you on project management techniques, terminology and processes in jargon free communication. Your project manager should be able to add value through design solutions that optimise programme and procurement opportunities throughout the project duration.

## Appointing a Project Manager

A number of businesses or individuals claim that they can undertake the function of a project manager. But when selecting a project manager to represent your business, perhaps the following checklist can help you select the right person for the job.

- Is the consultancy practice professionally chartered?
- What experience do they have in the sector you represent?
- Do they portray the image of your company?
- Can they communicate effectively?

A professionally chartered project management consultancy, such as Logic PM, can demonstrate that they have attained the highest standard in professional competence. They have met with the Institutions requirements in regard of Insurances, Procedures, Skills and Ethics.





The Royal Institution of Chartered Surveyors (RICS) have a dedicated route to membership for Project Management. A Project Manager from this dedicated route is formally recognised as a Chartered Project Management Surveyor (CPMS). The RICS state that:

*"A Chartered Project Management Surveyor will have been assessed by a peer group of experienced professionals and judged to have the blend of commercial and interpersonal skills required to operate at the highest level in today's development and construction markets...Being 'Chartered' is the mark that shows a surveyor has reached the 'Gold Standard' of professional competence."*

Being recognised by the RICS as a member of the Institution, the practice will have to adhere to the codes of conduct stipulated for professional membership. This means that as a client, your CPMS will act diligently and honestly at all times, as the practice and the individual are held accountable through a complaints procedure for their actions.

A chartered consultancy will have the required levels of Employers and Public Liability insurance as well as suitable Professional Indemnity insurance. The company website will demonstrate their complaints procedure and should offer you the reassurance that as a client you are properly and adequately represented.

At Logic PM we are regulated by the RICS and we are also regulated by the Chartered Institute of Building (CIOB) and a member of the Association of Project Managers (APM) which offers added reassurance to our clients.

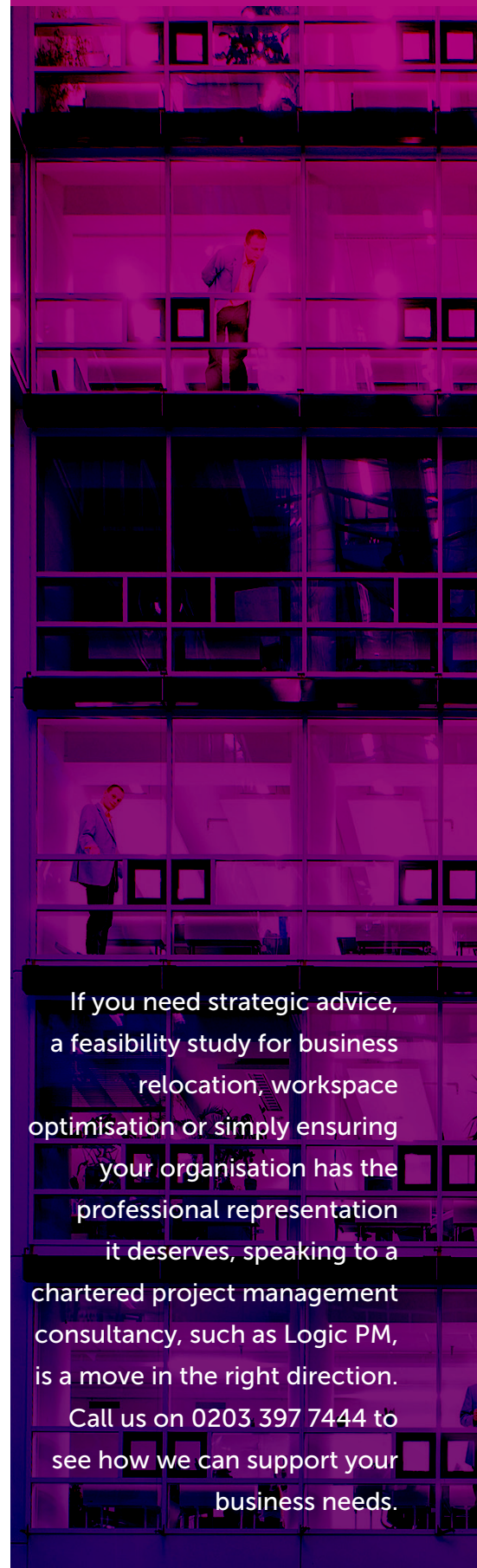
## Appointment and Services

Appointing a Chartered Project Management Consultancy should be done by ensuring that their offering meets with your requirements, but most importantly that they understand and can develop your Client Brief.

At Logic PM one of our key drivers is monitoring the project budget and ensuring we deliver the completion cost as close to tender cost as possible. Changes and variations must be dealt with in a way to ensure that there is minimal disruption and financial implication to the project. A key part of our role is managing the risks associated with change; this function is something that we can advise you on throughout the project duration.

The most appropriate methods of procurement for your design team, main contractor and specialist trade contractors, as well as other contractual requirements such as bonds and warranties, will also be an important role the Project Manager will advise on. We believe that this decision is one of the most important within the project process and is essential to get right.

Logic   
Project Management



If you need strategic advice, a feasibility study for business relocation, workspace optimisation or simply ensuring your organisation has the professional representation it deserves, speaking to a chartered project management consultancy, such as Logic PM, is a move in the right direction. Call us on 0203 397 7444 to see how we can support your business needs.

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