

## NRM revisions – consultation purpose and summary of changes

### Consultation purpose

We are inviting comment on the proposed revisions to the three volumes comprising the RICS *New rules of measurement* (NRM). There are three reasons for this:

- (1) To check that the relatively modest changes to the text of all three volumes are correct, sensible and required at this time.
- (2) To ensure users can easily map cost outputs generated using NRM 1 and NRM 3 to ICMS 2.
- (3) To begin a wider debate about the current use and functionality of NRM 2. No radical changes have been made to NRM 2 in this edition, but is it fit for purpose in its current form, and if not, what more radical changes need to be made in the next edition?

### Who we want to engage with

Anyone who is a current or potential future user of the NRM suite. This will typically consist of the QS community in the UK, with pockets elsewhere. The query concerning NRM 2 is aimed at the QS community who currently do not use NRM 2 and prefer to stay with SMM 7 – in both a) the consultancy sector, working for clients procuring main contract tenders, and b) the construction sector, working for main contractors procuring subcontract tenders.

### Why are we doing this now?

It is crucial to revise NRM 1 and NRM 3 at this time to align the rules with new and updated RICS standards and other industry documents, namely the International construction measurement standards (ICMS 1 and 2) and the forthcoming RICS professional statement on cost prediction.

Although no Significant changes have been made to the content of NRM 2, we are hoping to use the consultation as an opportunity to understand the reasons behind its limited take-up in recent years.

You can read more about this in the [RICS Construction journal \(Feb/March 2020\)](#)

## Summary of changes

### NRM 1 and NRM 3

- Corrections and updates to existing text to reflect changes in legislation, other relevant developments, and suggestions and observations by end users
- Additional text to explain the interface between NRM 1/ICMS 1 and NRM 3/ICMS 2 so that both NRM 1 and NRM 3 reflect the changes in ICMS 2
- Updates to the existing cost plan template documents to provide mapping from NRM 1/NRM 3 to ICMS, which will be published on the RICS website in downloadable Excel format

## **NRM 2**

- Corrections and updates to existing text to reflect changes in legislation, other relevant developments, and suggestions and observations by end users
- Changes to the risk profiles of specific sections (such as earthwork support) as a result of feedback from end users
- Additional text to explain the limited interface between NRM 2 and ICMS 1, and to reference the overall relationship between all three volumes of the NRM suite
- Updates to the existing pricing schedule/summary template documents to provide mapping from NRM to ICMS, to be published on the RICS website in downloadable Excel format

Author: **Steven Thompson**, RICS International Standards – Professional Groups

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