

Job Description: Senior Quantity Surveyor (SQS)

Company: Contract Nexus

Reporting to: Commercial Manager / Commercial Director

Location: London (hybrid 3 days on site)

Contract type: 6-month contract with possible extension. £550 - £700 per day. Sector exposure: MEP

Contract Nexus is hiring a Senior Quantity Surveyor to take end-to-end ownership of the commercial function across one or more projects, protecting margin, improving forecast accuracy, and keeping contracts tight from award to final account. This is a senior delivery role: you'll drive cost certainty, change control, and contract performance while partnering with project teams and clients to ensure predictable outcomes.

Key accountabilities

Lead commercial management across live projects, ensuring cost-to-complete is accurate, risks are visible, and margin is protected.

Produce robust CVRs, cost reports, and monthly forecasts with clear commentary and actions.

Build and maintain cost plans, cashflows, and procurement strategies aligned to programme and deliverables.

Set the standard for commercial governance: approvals, audit trails, and disciplined decision-making.

Administer contracts end-to-end (e.g., NEC / JCT / FIDIC / bespoke), ensuring notices, timelines, and entitlements are protected.

Maintain a proactive contract posture: early warnings, compensation events/change events, and contemporaneous records.

Ensure commercial processes comply with Contract Nexus policies and client requirements (including ethics, anti-bribery, and confidentiality).

Lead procurement and tender processes: package strategy, enquiry, evaluation, negotiation, award recommendations.

Draft/agree subcontract terms and manage downstream risk transfer (scope clarity, pricing basis, programme, LDs, insurances).

Manage subcontractor accounts: valuations, variations, payment certification, and performance reviews.

Own the change process: identify, quantify, price, and agree variations in a disciplined, evidence-led way.

Prepare and submit interim valuations/applications for payment and ensure timely certification and cash collection.

Manage claims/entitlements where required, with clear commercial strategy and strong substantiation.

Drive final account settlement with both client and supply chain, ensuring outcomes align with entitlement and business targets.

Deliver clean project close-out: lessons learned, commercial handover packs, and final reconciliation.

Act as the commercial interface with client QS teams, project managers, internal delivery teams, and legal/compliance.

Mentor and develop Assistant/Intermediate QS staff; set clear expectations, coach, and review output quality.

Influence project decisions early (procurement, sequencing, scope clarification) to avoid commercial pain later.

Forecasting is reliable: minimal surprises month-to-month and credible cost-to-complete.

Change is controlled: variations are identified early, priced quickly, and agreed with evidence.

Contract risk is managed: notices on time, records complete, entitlements protected.

Supply chain is stable: clear scopes, controlled spend, and fair but firm account management.

Cash improves: applications are accurate, certified quickly, and collections are actively managed.

Required experience & qualifications

Essential

7+ years quantity surveying / commercial management experience (contractor and/or consultancy).

Proven track record managing live project commercial performance (CVRs, forecasting, change, payments, final accounts).

Strong working knowledge of at least one standard form contract (NEC, JCT, FIDIC or similar).

Confident in procurement and negotiation across multiple work packages.

Strong reporting capability using Excel and commercial systems;
able to communicate performance clearly to non-commercial stakeholders.

Professional approach to ethics, confidentiality, and governance.

Desirable

Degree qualified in Quantity Surveying / Commercial Management / Construction Economics (or equivalent).

MRICS (or working towards) / equivalent professional accreditation.

Experience with dispute avoidance/resolution, claims strategy, or adjudication support.

Digital commercial tools exposure (e.g., CostX, CANDY, Power BI, e-procurement platforms, document control systems).

Experience in modern delivery models (alliancing, frameworks, ECI, target cost).

Core competencies

Commercial acumen: sees risk early, understands leverage points, protects value.

Contract discipline: timelines, notices, records, and entitlements are non-negotiable.

Stakeholder influence: firm, fair, and credible can hold the line without burning relationships.

Problem-solving: pragmatic under pressure; turns ambiguity into a plan.

Attention to detail: numbers tie out; positions are defensible.

Leadership: raises the bar for quality; coaches others to deliver.

What Contract Nexus offers

- High-trust environment with ownership and autonomy.
- Exposure to varied projects and clients with real commercial complexity.
- Professional development support training & mentoring.

Equal opportunity statement

Contract Nexus is an equal opportunity employer. We hire on capability and values, nothing else.