



Linked to our Construction and Trade Pathway providing career advancement and progression opportunities.



BUILDING SERVICES ENGINEERING SERVICE & MAINTENANCE ENGINEER

This apprenticeship develops the technical expertise to maintain, service, and optimise the building systems that keep facilities safe, sustainable, and efficient. Apprentices gain hands-on experience working with mechanical, electrical, and control systems - ensuring heating, ventilation, air conditioning, and other vital systems operate at peak performance. Delivered through a combination of on-the-job learning and quarterly block release training at our Building Block Training Centres, apprentices master diagnostic, maintenance, and problem-solving skills essential to modern building services. The result is confident, qualified engineers ready to support the smooth operation of complex building environments.

For Individuals

Those working or aspiring to roles such as Service & Maintenance Engineer, Building Services Technician, or Facilities Maintenance Engineer.

Key Benefits

- Learn to maintain, repair, and optimise mechanical and electrical systems
- Gain practical experience through structured block release training
- Build confidence diagnosing and resolving technical faults safely and efficiently

For Employers

Organisations looking to strengthen in-house capability and reduce reliance on external contractors for essential building systems.

Key Benefits

- Develop engineers skilled in both mechanical and electrical maintenance
- Improve system efficiency, safety, and compliance
- Enhance sustainability and reduce operational costs through proactive maintenance



Level 3



36+ months
Approximate on-programme
training (does not include EPA period)



£0 to £900
Maximum cost for non-levy
employers and micro-businesses



£18,000
Maximum cost/funding for levy
employers

Knowledge

- Safety at the workplace
- Working sustainably
- Planning and preparing
- Undertaking planned and reactive maintenance

Skills

- Managing Tasks and Communication
- Mechanical & Electrical Systems
- Mechanical & Electrical Testing
- Planned and Reactive Maintenance
- Air Conditioning and Cooling Systems
- Working Safely and Customer Interaction
- Waste Systems and Drainage
- Water Treatment and Testing
- Sustainability

Behaviours

- Communicating Effectively
- Working effectively and efficiently
- Taking responsibility
- Managing tasks
- Working with others
- Working Ethically
- Continuing Personal Development

Modules are delivered holistically through-out the programme.

36+ months										3+ months	
 Onboarding & Induction	Module 1	Module 2	Module 3	Module 4	Module 5	Module 6	Module 7	Module 8	Module 9	 Assessment Preparation	
	Personal Development and the Role of a Building Services Engineer	Health and Safety	Practical Workshop 1 Electrics and Electricity Principles	Risk Assessment and Control Measures	Company Policies and Procedures	Practical Workshop 2 Electrics	Scientific Principles of Electricity	Pre-Commissioning Building Services	Practical Workshop 3 Cold and Vented Hot Water Systems		
	Module 10	Module 11	Module 12	Module 13	Module 14	Module 15	Module 16	Module 17	Module 18		
	Security and Storage	Project Management and Planning Work Programmes	Practical Workshop 4 Hot Water Systems - Unvented	Scientific Principles of Heat	Planned and Reactive Maintenance and Fault Finding	Gas and Central Heating (Part 1)	Scientific Principles of Gas	Installing Gas Systems	Mid-Way Revision and Recap Session		
	Module 19	Module 20	Module 21	Module 22	Module 23	Module 24	Module 25	Module 26	Module 27		
The Environment and Sustainability	Solar Energy	HVAC (Part 1)	Waste Management and Efficient Use of Resources	Waste Management	HVAC (Part 2)	IT, Building Management and Digital Systems	Interpreting Drawing and Plans	Working with Oil			
Module 28	Module 29	Module 30	Module 31	Module 32	Module 33	Module 34	Module 35			GATEWAY Apprenticeship Assessment • Multiple choice test • Interview with questions underpinned by a portfolio of evidence (evidence gathered from the workplace) • Observation with questions.	
Protection Engineering	Equality, Diversity and Inclusivity	Re-cap and Revision Session	Decommissioning Building Services	Handover and Completion	End-Point Assessment Preparation	Gaining Feedback and Improving Quality	Final Observations and Preparation				