UNIVERSITY COLLEGE
OF ESTATE MANAGEMENT

BSc (Hons) Building Surveying

Programme Specification

Academic year September 2018 to August 2019

Reference:
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Summary Programme Details

In Autumn 2020 a new, updated curriculum will begin. To prepare you to succeed with this new curriculum, we have made some changes to the modules and the order of modules that you take. These changes depend on when you started your studies with us. Due to these changes, the structure and module information below is out of date. For up to date information, please view the relevant Module Information Sheet on your programme page of the VLE. You will still meet the same programme learning outcomes as outlined in this specification.

Final Award	
Award:	BSc (Hons)
Title of (final) Programme	Building Surveying
Credit points:	360
Level of award (QAA FHEQ):	6
Intermediate award(s)	
Intermediate award 1:	Ordinary Degree (please note an Ordinary Degree does not carry any PSRB accreditation or recognition).
Credit points:	300
Level of award: (QAA FHEQ):	
Intermediate award 2:	Diploma of Higher Education
Credit points:	240
Level of award (QAA FHEQ):	5
Intermediate award 3:	Certificate of Higher Education
Credit points:	120
Level of award (QAA FHEQ):	4
Validation	
Validating institution:	University College of Estate Management (UCEM)
Faculty	Construction
Date of last validation:	March 2013
Date of next periodic review:	March 2018
Professional accreditation	
Accrediting body:	Royal Institution of Chartered Surveyors (RICS)
Date of last programme accreditation:	November 2015
Date of next periodic review:	November 2018
Accrediting body:	The Chartered Institute of Building (CIOB)
Date of last accreditation:	October 2014
Date of next periodic review:	October 2019
Accrediting body:	Chartered Association of Building Engineers (CABE)
Date of last accreditation:	August 2015

Date of next periodic review:	August 2020
Accrediting body:	Hong Kong Institute of Construction Managers
Date of last accreditation:	April 2016
Date of next periodic review:	April 2021
Miscellaneous	
QAA benchmark statement	Construction, property and surveying QAA (2008)
Date of commencement of first delivery	September 2013
Duration	4 years (standard route) or 3 years (accelerated route). 4 years, plus external end point assessment, if taken as part of an apprenticeship programme.
Maximum period of registration	12 years
UCAS Code	K230
Programme Code	UBSCBSS/F/A
Other coding as required	N/A

Programme Overview

Rationale
This programme provides students with a rigorous understanding of the principles and practice involved in building surveying up to Bachelor's degree standard. The programme provides the academic underpinning necessary to prepare students for a career as a Chartered Surveyor and is accredited by RICS, CIOB, CABE and international professional bodies and international professional bodies. This programme is primarily designed for people with an interest in building, facilities management or property who wish to further their career with a degree, or gain professional membership of one of the accrediting organisations. Many of our students often already work in, or are associated with, the property and building sectors. Such employment is not mandatory, but is desirable. Successful completion of the programme will allow students to: • Further support the student's career in building, facilities management and property. • Satisfy the academic requirements for Chartered Membership of RICS, CIOB and CABE, and for those students registered in Hong Kong to register for the APC of HKICM & HKIS. • Strengthen the student's skills in general building surveying practice. • Combine work and study through supported online learning. A project module is compulsory for all students, with the difference that only Apprenticeship Scheme students study the Workbased Research Project module (PRJ6WR1/PRJ6WR2), and only non-apprenticeship students study the Undergraduate Project module (PRJ6PRO). Apprenticeship students study the majority of the BSc programme modules, alongside all other students. The difference between 'regular' BSc students and Apprenticeship

Rationale

students, is that Apprenticeship students only study the Workbased Research Project module, and that the 'regular' BSc students only study the Project module.

The Workbased Research Project (PRJ6WR1/PRJ6WR2) is a 40 credit module and runs in year 4. It enables the existing BSc programme to comply with the degree apprenticeship criteria of 4 years to completion. A tutor will be assigned to provide support for the Workbased Research Project module.

Entry requirements

Entrants to this programme normally are required to have:

- obtained 96 UCAS tariff points or an equivalent level of attainment through recognised qualifications not included in the UCAS tariff;*

Or

- completed an Advanced Apprenticeship in Surveying** or an Advanced Apprenticeship in Construction Technical** through which a Construction and Built Environment Diploma with a minimum DD profile was obtained or through which a Construction and Built Environment Extended Diploma with a minimum MMM profile was obtained, or an equivalent qualification;

Or

- a current Royal Institution of Chartered Surveyors (RICS) Associate qualification (AssocRICS) and be in relevant employment;***

And

- GCSE Grade C or above in English and Mathematics (Grade 4 for applicants holding newly reformed GCSEs in England) or an equivalent Level 2 qualification in English and Mathematics as defined by the Regulated Qualifications Framework (RQF) in England.

The academic level of International qualifications that are not listed on the UCAS tariff will be assessed using UK NARIC.

All UCEM programmes are taught and assessed in English. In addition to the programme entry requirements listed above, all applicants will therefore be required to demonstrate adequate proficiency in the language before being admitted to a programme:

- GCSE Grade C or above in English Language or English Literature (Grade 4 for applicants holding newly reformed GCSEs in England), or an equivalent qualification. For further information on equivalent qualifications please contact: admissions@ucem.ac.uk.
- Grade 5.5 or above, with at least 5.0 in the reading, writing and listening modules, in the International English Language Testing System (IELTS) academic test administered by the British Council.
- 79 or above in the Internet option, 213 or above in the computer-based option or 550 or above in the paper-based option, of the Teaching of English as a Foreign Language (TOEFL) test.

For English language requirements please click here.

Entry requirements

*Recognised qualifications having an equivalent level of attainment as those recognised by UCAS include: Higher National Certificate (HNC), Higher National Diploma (HND), professional qualifications from recognised institutions, certain armed forces qualifications and partially completed degrees. There are also a wide range of international qualifications that are deemed to have UCAS point equivalent values. For more information on equivalent qualifications please contact: admissions@ucem.ac.uk.

** Completion of this apprenticeship will need to be evidenced through a verified copy of the apprenticeship completion certificate as issued by the apprenticeship certification body.

*** Relevant employment is employment in a job role that will support the applicant in developing the required skills, knowledge and behaviours.

If a student does not meet the standard entry requirements, and is over 21 years of age, UCEM will consider the application on an individual basis. In these cases, the application will be assessed by the Programme Leader, who will give careful consideration to any professional and life experiences as well as any academic or vocational qualifications the student may hold. The student may be asked to provide a detailed personal statement and/or a reference or letter of support from an employer or mentor to support the application.

Applications are assessed in accordance with the UCEM Code of Practice: Admissions and Recognition of Prior Learning (click here).

Students may apply to enter the programme in either semester.

Recognition of prior learning (RPL) or recognition of prior experiential learning (RPEL) routes into the Programme

UCEM policy and procedures for Recognition of Prior Experiential Learning (RPEL) and Recognition of Prior Certificated Learning (RPCL) are set out in the UCEM Code of Practice: Admissions and Recognition of Prior Learning. This policy statement takes precedence in any such decision.

RPEL may be used for admission onto an undergraduate programme in accordance with the entry requirements stated in the section above.

UCEM also recognises credit awarded by higher education degree awarding bodies in accordance with the relevant higher education qualifications framework and allows that credit to count towards module exemption from an undergraduate programme.

Normally the maximum credit for prior learning that can be counted towards a programme is 66% (two thirds). RPEL and RPCL do not enable the transfer of credit/exemption from classification modules.

Programme progression

Successful completion of the BSc may enable the student to progress onto one of our MSc programmes.

Award Regulations
For details of the award, please view the Undergraduate Programme Assessment, Progression and Award Regulations and the Academic and General Regulations for Students.

Career prospects
The following provide a range of the types of careers that students may pursue after completing this programme. **Building surveying and construction** • Restoring and conserving old buildings or designing and constructing new ones. • Managing repairs and maintenance, building pathology and remedial action. • Advising on building law, regulations and control, health and safety legislation (hazardous materials) and environmental matters. **Finance, investment and development** • Advising on development, land purchase or compensation for compulsory purchase. • Financial aspects of real estate, including the sale, purchase and portfolio. management of investment property and the financing of real estate projects. • Working with and understanding the roles of bankers, accountants, developers and major institutional investors in real estate. **Planning** • All aspects of urban and rural planning. • Advising on economics, amenities, conservation, and urban renewal schemes. • Working with planners to implement plans within a given timescale and budget. **Project administration and management** • Project management, contractor surveying and facilities management. • Preparing design feasibility, outline estimates, contract documents and procurement strategies.

Programme Aims

Programme aims
The UCEM BSc (Hons) in Building Surveying provides students with a rigorous understanding of the principles and practices of building surveying, up to first degree level standard. The programme reflects the academic underpinning necessary to prepare students for a career as a Chartered Surveyor with the Royal Institution of Chartered Surveyors (RICS), or other related international professional bodies, and provides students with a progressive development of knowledge and skills over three stages of study. The programme is designed to ensure that graduates have a stimulating and challenging education, which prepares them well for their professional career, and to produce capable

Programme aims
individuals with the potential to progress to professional status in a building surveying, construction or property related role, and prepare for advancement to postgraduate level study. Students will develop a broad range of skills which are transferable across other industries.

Market and internationalisation
This programme is aimed at a UK and broad international audience; however, it has as its basis UK law and regulatory controls. The programme aims to utilise international case studies to further understanding and where possible, international construction and surveying is considered along with international codes and conventions.

Learning Outcomes

Having successfully completed the programme, the student will have met the following learning outcomes.

	Level 6	Relevant modules
A – Knowledge and understanding	A1. The key concepts, theories and principles used in construction, property and surveying relevant to building surveying associated with building pathology, legal principles; economic theory and applied economics; planning, design, building control, structures, construction, contract administration, costing, performance of buildings; resource management/ sustainability; and management. A2. The factors affecting the construction sector. A3. Specialist knowledge of the construction and maintenance of buildings and the role building surveyors can fulfil in this. A4. Specialist knowledge of building pathology, building surveying and the role building surveyors can fulfil in this. A5. The roles, skills and competencies of building surveyors in practice. A6. The methods required to undertake a research project.	See Curriculum Map
B – Intellectual skills	B1. Examine logically and critically. B2. Integrate theory and practice through application, analysis, synthesis or evaluation. B3. Define, investigate and analyse problems and apply judgement to devise solutions. B4. Work effectively and independently to develop intellectual inquisitiveness and academic scholarship.	

	Level 6	Relevant modules
	B5. Communicate clearly and concisely. B6. Transfer appropriate knowledge and methods from one topic to another within or between modules. B7. Plan, conduct and write a report on an independent project. B8. Select and apply appropriate research methods.	
C – Subject practical skills	C1. Provide basic consultancy advice on building surveying matters covered in the syllabus, such as building pathology, legal matters, design, construction, contract administration, performance of buildings, health and safety or sustainability. C2. Appraise the factors influencing the viability of a project from inception to completion. C3. Produce information for the construction of new buildings and the refurbishment, alteration, maintenance and restoration of existing properties.	
D – Key / Transferable skills	D1. Communicate effectively including the use of ICT. D2. Manage time effectively and efficiently. D3. Be self-motivated through progression in independent study. D4. Attain and apply research skill. D5. Develop a capacity for independent thought.	

Curriculum Map

This table indicates which study units assume responsibility for delivering (X) and summatively assessing (A) particular programme learning outcomes. In Autumn 2020 a new, updated curriculum will begin. To prepare you to succeed with this new curriculum, we have made some changes to the modules and the order of modules that you take. These changes depend on when you started your studies with us. Due to these changes, the structure and module information below is out of date. For up to date information, please view the relevant Module Information Sheet on your programme page of the VLE. You will still meet the same programme learning outcomes as outlined in this specification.

Stage	STUDY MODULE/UNIT	A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	B5	B6	B7	B8	C1	C2	C3	D1	D2	D3	D4	D5
1	**Economics**	X A	X A					X A		X	X	X A							X	X	X	X	
	Building, Environment, Technology and Simple Construction	X A	X A	X				X A		X	X	X A							X	X	X	X	
	Building, Environment, Technology and Framed Structures	X A	X A	X				X A	X	X A	X	X A						X	X	X	X	X	
	Legal Studies	X A						X A		X	X	X A							X	X	X	X	
	People and Organisational Management	X A	X A			X		X		X	X	X A							X	X	X	X	
	Financial and Resource Management	X A	X A			X			X	X A	X	X A							X	X	X	X	
2	**Economics of Property and Construction**	X A	X					X A	X	X A	X	X A	X						X	X	X	X	

Stage	STUDY MODULE/UNIT	A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	B5	B6	B7	B8	C1	C2	C3	D1	D2	D3	D4	D5
	Project and Cost Control	X A	X A					X A	X	X A	X	X A				X	X	X	X	X	X	X	

	STUDY MODULE/UNIT	A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	B5	B6	B7	B8	C1	C2	C3	D1	D2	D3	D4	D5
	Property Law	X A						X A	X	X A	X	X A	X			X	X		X	X	X	X	
	Building, Environment, Technology and Complex Projects	X A	X A	X A				X A	X	X A	X	X A	X			X		X	X	X	X	X	
	Design and Structures	X A				X		X A	X	X A	X	X A	X			X		X	X	X	X	X	
	Planning and Conservation	X A	X A	X		X		X A	X	X A	X	X A	X			X		X	X	X	X	X	
3	**Building Surveying Practice**	X A	X	X				X A	X	X A	X	X A	X			X A	X	X A	X	X	X	X	
	Building Pathology	X A	X	X	X A	X		X A	X	X A	X	X A	X			X A		X	X	X	X	X	
	Project* (the knowledge and understanding assessed are dependent upon individual projects)	X	X				X A	X A		X A	X	X A	X A	X A	X A				X	X	X A	X	X A
	Workbased Research Project** (the knowledge and understanding assessed are dependent upon individual projects)	X	X			X A	X A	X A	X A	X A	X	X A	X A	X A	X A				X	X	X A	X	X A
	ELECTIVES																						

	Construction Law	X A	X					X A	X	X A	X	X A	X			X A			X	X	X	X	
	STUDY MODULE/UNIT	**A1**	**A2**	**A3**	**A4**	**A5**	**A6**	**B1**	**B2**	**B3**	**B4**	**B5**	**B6**	**B7**	**B8**	**C1**	**C2**	**C3**	**D1**	**D2**	**D3**	**D4**	**D5**
	Construction Project Management	X A	X					X A	X	X A	X	X A	X			X A			X	X	X	X	
	Commercial Management in Construction	X A	X A					X A	X	X A	X	X A	X			X A			X	X	X	X	
	International Construction	X A	X A					X A	X	X A	X	X A	X			X A			X	X	X	X	
	Commercial Property Management	X				X A						X A							X A	X A	X	X	X
	Professional Surveying Practice	X A	X	X	X	X A		X A	X	X A	X	X A	X			X A		X	X	X	X	X	

*The Project module is core for non-apprenticeship students only.

**The Workbased Research Project is core for Apprenticeship Scheme students only.

Programme Structure

In Autumn 2020 a new, updated curriculum will begin. To prepare you to succeed with this new curriculum, we have made some changes to the modules and the order of modules that you take. These changes depend on when you started your studies with us. Due to these changes, the structure and module information below is out of date. For up to date information, please view the relevant Module Information Sheet on your programme page of the VLE. You will still meet the same programme learning outcomes as outlined in this specification.

Module List				
Code	Module	Level	Credits	Core /Elective
LAW4LST	Legal Studies	4	20	Core
MAN4POM	People and Organisational Management	4	20	Core
ECO4ECO	Economics	4	20	Core
TEC4BSC	Building, Environment, Technology and Simple Construction	4	20	Core
MAN4FRM	Financial and Resource Management	4	20	Core
TEC4BFS	Building, Environment, Technology and Framed Structures	4	20	Core
LAW5PRL	Property Law	5	20	Core
ECO5EPC	Economics of Property and Construction	5	20	Core
BSU5PCO	Planning and Conservation	5	20	Core
QSP5PCC	Project and Cost Control	5	20	Core
TEC5BCP	Building, Environment, Technology and Complex Projects	5	20	Core
BSU5DES	Design and Structures	5	20	Core
BSU6BPA	Building Pathology	6	20	Core
BSU6BSP	Building Surveying Practice	6	20	Core
PRJ6PRO	Project *	6	40	Core*
PRJ6WR1/ PRJ6WR2	Workbased Research Project**	6	40	Core**
LAW6CON	Construction Law	6	20	Elective
MAN6CMC	Commercial Management in Construction	6	20	Elective
MAN6CPM	Commercial Property Management	6	20	Elective
BSU6PSP	Professional Surveying Practice	6	20	Elective
PMA6CPM	Construction Project Management	6	20	Elective
TEC6ICO	International Construction	6	20	Elective

Notes:
* The Project (PRJ6PRO) module is a mandatory module for non-apprenticeship students only, which will be started in either the April or October semester.

Notes:
**For students studying the programme as part of the Apprenticeship programme only, the Workbased Research Project (PRJ6WR1/PRJ6WR2) is a mandatory module, which will be started in either the April or October semester.

Delivery Structure
Standard route (part-time: apprenticeship and non-apprenticeship students)

Year	Semester 1 (autumn UK)	Semester 2 (spring UK)
Year 1 (level 4)	People and Organisational Management	Economics
Year 1 (level 4)	Legal Studies	Building, Environment, Technology and Simple Construction
Year 2 (level 4)	Financial and Resource Management	Building, Environment, Technology and Framed Structures
Year 2 (level 5)	Property Law	Economics of Property and Construction
Year 3 (level 5)	Planning and Conservation	Building, Environment, Technology and Complex Projects
Year 3 (level 5)	Project and Cost Control	Design and Structures
Year 4 (level 6)	Building Pathology	Building Surveying Practice
Year 4 (level 6)	Construction Law *or;* Commercial Property Management *or;* Commercial Management in Construction *or;* Professional Surveying Practice	Construction Project Management *or;* International Construction
Year 4 (level 6)	Project*	Project*
Year 4 (level 6)	Workbased Research Project**	Workbased Research Project**

*For non-apprenticeship students only.

**For Apprenticeship Scheme students only.

Delivery Structure
Accelerated route (full time: non-apprenticeship students)

Year	Semester 1 (autumn UK)	Semester 2 (spring UK)
Year 1 (level 4)	People and Organisational Management	Economics
Year 1 (level 4)	Legal Studies	Building, Environment, Technology and Simple Construction
Year 1 (level 4)	Financial and Resource Management	Building, Environment, Technology and Framed Structures
Year 2 (level 5)	Property Law	Economics of Property and Construction
Year 2 (level 5)	Planning and Conservation	Building, Environment, Technology and Complex Projects
Year 2 (level 5)	Project Cost Control	Design and Structures
Year 3 (level 6)	Building Pathology	Building Surveying Practice
Year 3 (level 6)	Construction Law *or;* Commercial Property Management *or;* Commercial Management in Construction *or;* Professional Surveying Practice	Construction Project Management *or;* International Construction
Year 3 (level 6)	Project*	Project*

*For non-apprenticeship students only.

Module Summaries
Core Modules

Building, Environment, Technology and Complex Projects
This module develops students' knowledge of the theory and practice of building, environment and technology for complex projects. It comprises the following topics: advanced construction techniques; technology/process innovation and development; components; building services; civil engineering; sustainability; legislation; building regulation; contaminated land; works incorporating existing buildings; (complex sites).

Building, Environment, Technology and Complex Projects

It includes consideration of a range of complexities due to the site, the environment, construction or unusual situations.

Building, Environment, Technology and Framed Structures

This module provides an introduction to building, environment and technology based on framed or similar construction. Topics covered include: the theory and principles of framed structures; components; design; construction techniques; construction; simple services; pathology/surveys; maintenance, sustainability; legislation and fire safety.

Examples of framed buildings are included, such as steel, reinforced concrete and timber construction applicable to buildings with different types of usage such as commercial, industrial and residential. Perspectives such as sustainability are also considered.

Building, Environment, Technology & Simple Construction

This module provides an introduction to building, environment and technology based on simple construction, establishing a foundation of knowledge and understanding to be developed in later modules. It develops students' communication skills, enabling them to describe simple construction in a professional manner.

Simple building examples are included, such as traditional masonry construction and roof construction typical in buildings of up to three storeys. Perspectives such as sustainability are considered.

Building Pathology

This module covers a range of building pathology issues based on different building forms and situations. It comprises the following topics: fundamentals of decay and pathology; materials; investigation and testing; substructures; walls/frames; floors; windows and doors; roofs and roofing; building services; external works; domestic surveys; commercial/ industrial surveys; historic building surveys; special situations. The legislation is based on England and Wales.

Building Surveying Practice

This module focuses on building surveying practice. It comprises the following topics: building surveying, professionalism ethics and conduct, maintenance theory and practice, building adaptation theory and practice. Legislation is based on England and Wales. The module will enhance the students' ability to recognise, analyse and remedy building

Building Surveying Practice

maintenance issues and develop their ability to apply building surveying practice, maintenance and adaptation to different situations.

Design & Structures

This module covers key aspects of the theory and practice of design for buildings and building structures. It applies the building environment and technology theories covered in previous modules to normal design situations. It also builds on the structural elements within the preceding building, environment and technology modules and introduces structural calculation, theory and application for building approval.

It comprises the following topics: the nature and relevance of design; parameters, design information and data; site analysis; space; technology fabric; technology services; aesthetics; practical application for building approval.

Economics

This module provides an introduction to economics and economic reasoning. It comprises the two main divisions of the subject - microeconomics and macroeconomics - as they apply in a typical mixed economy of both private and public sector decision-making. It provides the theoretical and conceptual foundation for property economics including valuation and for construction economics.

Although the focus is on tools, techniques and models, the later applied modules are anticipated both in the study materials and in the assessments by reference to the built environment context.

Economics of Property and Construction

This module covers the application of basic economic theory to the four dimensions of property and construction sector activity: the market dimension, the public policy dimension, the temporal dimension and the spatial dimension. It draws on conventional micro- and macro-economics but also on aspects of managerial economics and economic geography.

It encourages a recognition of the relevance of economic analysis to property-related issues and facilitates a command of the analytical skills used in property and construction economics.

Legal Studies

This module provides an introduction to the English legal system and covers the law of contract and the law of tort.

This module aims to:

Legal Studies

- demonstrate how a valid contract can be formed; the importance of contract clauses; how a contract can be breached and how it can be discharged; the consequences of discharge;
- demonstrate the importance of the law of tort to the construction and property industry, with emphasis on: negligence, occupiers' liability, nuisance and trespass to land;
- establish an analytical approach to legal problem solving.

People and Organisational Management

This module aims to:

- explain the role and function of management within organisations in the construction, land and estate management industries, both public and private sectors;
- explore the question "what is management?" and to distinguish it from leadership;
- consider the role of change as a central theme as organisations seek to come to terms with issues that are constantly impacting, both positively and negatively, on the people, management and the structures of businesses;
- consider contemporary organisational behaviour as applied to the relevant sectors of industry.

Planning and Conservation

This module provides a brief introduction to the evolution of buildings from the 18th to the 20th century. It also provides a brief introduction to the UK planning system. It comprises the dating of buildings through the evolution of materials and architectural styles from the 18th to 20th century; planning policy and plan making; the regulations affecting development; contemporary planning issues. The overall emphasis is on a practical approach to the subject.

Project and Cost Control

This module aims to provide the student with an understanding of the activities relating to project and cost control within the scope of the building surveyor. The approach is to move chronologically through the pre-contract stage involving the preparation of an outline cost plan and approximate estimates. The importance of considering life cycle costs and the maintenance management of a building are covered along with sustainability in relation to their impact on cost. Contract documentation and contract administration are then considered together with post contract cost control issues.

Financial and Resource Management

This module seeks to explain how managers within organisations in the construction, land and estate management industries, in both the public and private sectors, seek to achieve organisational aims by effectively using financial and other resources.

People management does feature in this module but the spotlight is on how managers may use non- human resources in the pursuit of corporate goals. The module covers the role of change throughout the organisation as a central theme especially in the sense of changing techniques and organisational objectives. Internal financial control and external financial reporting are distinguished from each other and the essentials of capital investment appraisal and financial decision making are explored.

Property Law

This module provides an introduction to the system of land law (including sales) in England and Wales. It gives students a grounding in the basic principles of ownership of land (freehold and leasehold) including the acquisition and protection of third party rights. It also provides an understanding of the common law and statutory rules governing the landlord and tenant relationship and aims to develop an analytical approach to legal problem-solving.

Project Modules (PRJ6PRO and PRJ6WR1/PRJ6WR2)

A project module is compulsory for all students, with the difference that only Apprenticeship Scheme students study the Workbased Research Project module (PRJ6WR1/PRJ6WR2), and only non-apprenticeship students study the Undergraduate Project module (PRJ6PRO).

Project

This module (PRJ6PRO) is for non-apprenticeship students only, and the aim of this 40 credit module is to enable the student to develop specific research skills and techniques so that they can interrogate issues and situations and resolve problems related to their area of interest. The module gives students an opportunity to apply their skills and knowledge to the resolution of an industry based problem during a prolonged period of independent study. It is anticipated that the module's outcomes will directly enhance career and educational progression by equipping students with relevant analytical skills and techniques to investigate organisational and industry issues.

Workbased Research Project

This module (PRJ6WR1/PRJ6WR2) is for Apprenticeship Scheme students only, and requires students to develop their research skills within the context of the built environment, their chosen career path and the workplace. The students are required to relate the practicalities of the case study to the academic concepts and ideas that underpin it; providing them with the vehicle to conduct a self-directed study.

This module also requires students to reflect on the knowledge and skills that they have developed during their programme of studies and requires them to demonstrate their

Project Modules (PRJ6PRO and PRJ6WR1/PRJ6WR2)

development of their professional competence with reference to the appropriate professional framework.

Module Summaries

Elective Modules

Commercial Management in Construction

This module explores a range of strategic and operational issues in commercial management of construction experienced by contracting organisations. The dynamic business environment within which contracting organisations operate means that they need to be astute when competing/bidding for work and seeking to sustain their turnover and profit margin whilst enhancing stakeholder value.

This module therefore provides an opportunity to develop the knowledge, understanding and skills required to operate in a competitive commercial environment.

Commercial Property Management

The aims of this module are:

- to examine the role that commercial property plays for both an investor and an occupier;
- to examine the management strategies of property owners and how the commercial property manager helps develop and implement these strategies;
- to examine the breadth of responsibilities of the professional commercial property manager at both a strategic and a fundamental level.

Construction Law

This module aims to provide students with an understanding of the major issues of law embraced by construction projects. It enables students to analyse professional liability and evaluate methods of extending/limiting liability, and to assess the extent of liability outside the contractual relationship. The module also aims to give students an in-depth understanding of the issues related to construction disputes and the various commonly used methods of dispute resolution.

Construction Project Management

This module explores a range of strategic and operational issues in construction project management. The construction project manager (CPM) plays a key role at all stages of the construction process for diverse client organisations that operate in a dynamic environment. The fundamental need for clients to enhance value in their construction projects and, increasingly to also engage stakeholders, means that the CPM has a critical contribution to make. This module therefore provides an opportunity to develop

Construction Project Management

the knowledge, understanding and skills required to operate as a CPM in the context of the property and construction industries.

International Construction

This module aims to:

- provide an overview of the global construction market and the different ways in which construction professionals deal with building in particular regions of the world;
- explore the issues related to the management of international joint ventures, including potential problem areas for project managers;
- investigate the international players, companies and clients, covering those areas which international construction managers find themselves involved in on a day to day basis;
- integrate theoretical knowledge and understanding with best industrial practice, including health and safety and environmental sustainability.

Professional Surveying Practice

This module focuses on professional surveying practice. It comprises the following fields of practice: international roles, regulations and codes; neighbouring and boundary matters (including party walls and rights of light), and dilapidations. The module builds on previous modules on law and building technology to give a greater level of academic and practical awareness which will be of use to those wishing to learn more about these fields of professional practice or those developing their competence in those fields.

Learning, Teaching and Assessment

Study support: Induction Module

All students are expected to complete the non-credit bearing Induction Module before the programme commences.

The purpose of the Induction Module is to;

- begin to prepare the student for studying with UCEM;
- enable UCEM to identify further ways in which the Institution may be able to facilitate and support the student as they progress through their learning journey.

There are a variety of resources which will help the student to get started. These include tutorials regarding how to use the VLE (Virtual Learning Environment), the VitalSource Bookshelf, the UCEM e-Library and information regarding how to join a webinar. All of this information is key to having a successful start to supported online learning with UCEM.

There is a compulsory, 'Writing in Your Own Words' e-learning resource and associated quiz. This resource aims to provide the student with relevant examples of referencing, and a clear understanding of what plagiarism is and how to avoid it. Additionally, the compulsory 'Readiness for Learning' questionnaire, prompts the student to consider the practicalities surrounding their studies. This element of the Induction Module is non-compulsory, but designed to provide feedback to the Institution in order to identify further

Study support: Induction Module

ways in which UCEM may be able to facilitate and support the student as they progress. Further information relating to study skills support is also included.

Student learning support:

The programme is delivered via UCEM's Virtual Learning Environment (VLE) and academic teaching and support is provided online giving student's access to UCEM tutors and other students worldwide.

UCEM's 'Student Central' will act as the main point of contact for students throughout the duration of their programme. In addition, the programme has a dedicated programme administrator.

The academic team will guide and support students' learning. Furthermore, all students who do not engage with initial assessment or the VLE will receive additional support from the Programme team. Other UCEM administrative teams provide support for coursework, examinations and technical issues including ICT. Each student, wherever their location, will have access to a wealth of library and online materials to support their studies. International students will be supported through international case studies and guest speakers from the region will be invited to UCEM's webinar delivery.

Special Needs support is provided via a dedicated Disability and Wellbeing team at UCEM. The Learning and Teaching Enhancement Team work across faculties and departments to promote student retention, achievement and success. This work is achieved through a multi-faceted approach, which consists of:

- identifying students who are at risk of deferring, suspending and/or with-drawing at specific points in the academic calendar,
- working with academics to identify ways in which student success can be further facilitated,
- supporting both students and academic staff through timely interventions which may include creating support materials and providing academic study skills support through academic skills surgeries.

Relevant research is also carried out to inform proactive interventions, and to develop policy and practice.

English language support:

English is the common language for all UCEM programmes. It is appreciated that some students will need additional support. For those students whose first language is not English, or those students who wish to develop their English Language skills, additional support is provided through online resources on the VLE in the resource 'Developing Academic Writing'. The resource includes topics such as sentence structure, writing essays and guidance aimed at developing students' study skills.

Personal and professional development:

Students are undertaking vocational programmes that are intrinsically linked to the accrediting professional bodies. Students are encouraged and supported to understand the need for the recognition of these bodies and guided as to how to meet the professional membership requirements. More generally, UCEM has a dedicated careers advisor to

Personal and professional development:

ensure students have appropriate access to careers education, information, advice and guidance.

Programme Specific support:

Each programme has a Programme Leader, Module Leaders and Module Tutors to support the students throughout their time with the Programme. The UCEM staff are accessible during normal UK working hours, during which they also monitor the 24/7 forums asynchronously and provide encouragement, assistance and necessary tutor and student feedback services. Access to the UCEM e-Library is on a 24/7 basis and UCEM has a full time librarian during normal UK working hours.

Learning & Teaching Strategy

Knowledge and understanding

The teaching, learning and assessment strategy for the programme is guided by the UCEM-wide Learning, Teaching and Assessment (LTA) strategy. The approach adopted is learner-centred but supported and guided, as appropriate to supported online learning.

Students can acquire knowledge in the modules through online supported learning education resources available to them, including; customised text material, core texts, web-based material and media for communication. These are complemented by teaching sessions using various media for enhancement of the learning experience.

Students are encouraged to research beyond the material provided and undertake self-directed learning throughout their programme and increasing towards the final stage, such as the Project and Workbased Research Project modules with self-directed learning and problem solving, combined with supervisor guidance.

Intellectual skills

Learning and teaching methods are applied to enable the development of cognitive skills. These skills are aligned to those used by building surveyors but also meet the needs of working in other industries. These skills are developed through interaction with multi-media learning resources, self-directed learning and via participation in student-centred learning activities. The approach to assessment is tutor-guided and formative feedback on these skills is given appropriate emphasis.

Subject practical skills

The subject themes of the programme introduce the theoretical foundations at stage 1 and develop them in an increasingly applied and specialised context through stages 2 and 3.

Examples of the subject specific to building surveying include the following: the evaluation and performance of buildings is taught in the Building Environment Technology modules, with aspects of building pathology and professional practice at stage 3.

The Legal Studies module provides the legal background to contracts, which is reinforced in the Project Cost Control module. Other aspects of law are in other modules such as Health and Safety, Property Law, Planning Policy and Practice and Environmental Law. Health and Safety is part of the Building, Environment, Technology modules and the Building Surveying module. Economics and management are covered in several modules. The refurbishment, alteration, maintenance and restoration of properties is developed in modules at stages 2

Learning & Teaching Strategy
and 3. Academic challenge with areas such as problem solving and application develops with progress within the programme. *Key/Transferable skills* The Induction Module sets out the importance of transferable skills. These skills are developed through the programme using study, assessment, via VLE discussion, tuition discussion and problem-solving exercises; conducted individually or in groups, plus coursework, provide the mix to internalise these aspects though different learning methods.

Assessment Strategy
Knowledge and understanding Students are required to complete various pieces of coursework in the modules which are assessed within strict time frames. Detailed feedback is provided on tutor-assessed work. Objective testing can also be utilised in formative (including self-assessment) and summative assessment. Final semester examination for 20 credit modules uses the unseen closed book method. Individual projects in the final stage are assessed in accordance with strict guidelines and marking scheme. All assessment contributing to progression or award are subject to moderation policies. *Intellectual skills* The format of the coursework and examination questions will generally be based around problem solving. More straightforward problems are used at the beginning of the programme with increasing complexity, application, synergy and similar higher level tasks, as students progress to Levels 5 and 6. The Project (PRJ6PRO) and Workbased Research Project (PRJ6WR1/PRJ6WR2) modules will develop independent research and report writing skills. *Subject practical skills* Relevant assessment of these skills is undertaken mainly though module coursework. Skills 1-4 are also assessed through unseen examination. *Key/Transferable skills* Skills D3 and D5 are developed through all the required coursework but are developed particularly through the Project (PRJ6PRO) and Workbased Research Project (PRJ6WR1/PRJ6WR2) modules. Formative self-assessment (e.g. quizzes and tasks) are used to develop D1, whereas more summative coursework and examinations test the relative success in attaining skill D2. The assessed Project and Workbased Research Project submissions focus on D5.
Assessment Diet. The assessment for the UCEM supported online-taught BSc Programmes consist of a variety of assessment modes: • assessed coursework (in essay, report, problem or short question format),

Assessment Strategy
• written examination papers, • project submissions, • work-based learning portfolios and other e-mediated submissions. The exact combinations of assessment will vary across programmes and from module to module.

Level 4 (Certificate of Higher Education) 120 credits

BSc (Hons) Building Surveying	Assessment Pattern	CATS credits per module
Level 4	1 coursework 1 final assessment (examination or second coursework)	20

Level 5 (Diploma in Higher Education) 120 credits

BSc (Hons) Building Surveying	Assessment Pattern	CATS credits per module
Level 5	1 coursework 1 final assessment (examination or second coursework)	20

Level 6 (Honours Degree) 120 credits

BSc (Hons) Building Surveying	Assessment Pattern	CATS credits per module
Level 6	1 coursework 1 final assessment (examination or second coursework)	20
Level 6	**Project:** (for non-apprenticeship students) 1 coursework assessment 1 project report	40
Level 6	**Workbased Research Project:** (for apprenticeship students only) 1 presentation 1 reflective summary 1 project report	40