

# **BSc (Hons) Building Surveying**

---

## **Programme Specification 2023- 2024**

Version: 30.00

Status: Final

Date: 24/04/2023

# Summary Programme Details

## 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:** BSc Building Surveying (Pass Degree)

**Credit points:** 300

**Level of award (QAA FHEQ):** 6

**Intermediate award 2:** Diploma of Higher Education Building Surveying

**Credit points:** 240

**Level of award (QAA FHEQ):** 5

**Intermediate award 3:** Certificate of Higher Education Built Environment Studies

**Credit points:** 120

**Level of award (QAA FHEQ):** 4

## Validation

**Validating institution:** University College of Estate Management (UCEM)

**Date of last validation:** December 2019

**Date of next periodic review:** February 2024

**Date of commencement of first delivery:** September 2013

**Duration:** Part-time study route: 4.5 years for non-apprenticeship students, or 4 years plus external end point assessment, if taken as part of an apprenticeship programme

Full-time study route: 3 years

**Maximum period of registration:** In accordance with the [Academic and Programme Regulations \(opens new window\)](#).

**UCAS Code/ HECoS Code:** K230/ 100216

**Programming Code:** UBSC

**Other coding as required:** BS(S)(F)(U)

## Professional accreditation / recognition

Accrediting/recognising body: **Royal Institution of Chartered Surveyors (RICS)**

Details of the accreditation/recognition: BSc (Hons) accredited

# BSc (Hons) Building Surveying Programme Specification

Date of last programme accreditation/recognition: January 2023

Date of next periodic review: 2027

Accrediting/recognising body: **Chartered Institute of Building (CIOB)**

Details of the accreditation/recognition: BSc (Hons) accredited

Date of last programme accreditation/recognition: December 2020

Date of next periodic review: 2025

Accrediting/recognising body: **Chartered Association of Building Engineers (CABE)**

Details of the accreditation/recognition: BSc (Hons) accredited

Date of last programme accreditation/recognition: June 2020

Date of next periodic review: 2025

Accrediting/recognising body: **Hong Kong Institute of Construction Managers (HKICM)**

Details of the accreditation/recognition: BSc (Hons) accredited. Graduates with this award are academically acceptable for Member class of membership of HKICM. Please note that applicants for Member class must have reached the age of 25 and have had 4 years working experience in the construction field gained within the HKSAR.

Date of last programme accreditation/recognition: April 2021

Date of next periodic review: April 2026

## QAA benchmark statement

[UK Quality Code for Higher Education \(opens new window\)](#)

[The Frameworks for Higher Education Qualifications of UK Degree-Awarding Bodies \(opens new window\)](#)

[Quality Assurance Agency \(QAA\) Subject Benchmark Statement: Land, Construction, Real Estate and Surveying October 2019 \(opens new window\)](#)

# 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 HKICM.

This programme is primarily designed for people with an interest in building technology and pathology; conservation; restoration; and refurbishment, who wish to further their career with a degree and gain professional membership of one of the accrediting organisations. Many of our students often already work within the built environment sector. Such employment is not mandatory but is desirable.

A project module is compulsory for all students, with the difference that only apprenticeship students study the Workbased Research Project module (PRJ6WRA/PRJ6WRS), and only non-apprenticeship students study the Undergraduate Project module (PRJ6PRA/PRJ6PRS).

## Entry Requirements

Students are required to be 18 years or over at the start of their programme.

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; \*\*\*
- Or
- successfully completed the UCEM BSc Access module programme;

**And**

- GCSE Grade 4 (or C) or above in English and Mathematics or an equivalent Level 2 qualification in English and Mathematics as defined by the Regulated Qualifications Framework (RQF) in England. \*\*\*\*

\* 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](mailto:admissions@ucem.ac.uk).

# BSc (Hons) Building Surveying Programme Specification

- \*\* 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.
- \*\*\*\* Applicants for the apprenticeship programme that do not have [accepted equivalent Level 2 maths and English qualifications \(opens new window\)](#) can instead demonstrate maths and English skills at Level 1 via initial and diagnostic assessments. These applicants will also be required to achieve Level 2 maths and English Functional Skills qualifications as part of the apprenticeship. If applicants do not qualify for ESFA funding, these qualifications will need to be fully funded by the employer.

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

If an applicant does not meet the standard entry requirements 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 applicant may hold. For Hong Kong students, the application will be assessed by the Dean of School (International). The applicant 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 \(opens new window\)](#).

## Apprenticeship programme

Applicants to the apprenticeship programme must also have the right to work in England, meet Education and Skills Funding Agency residency status requirements, spend at least 50% of their working hours in England and be directly employed in a job role that will enable the requirements of the apprenticeship to be achieved.

## English language requirements

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. Therefore, applicants must possess one of the following:

- GCSE Grade 4 (or C) or above in English Language or English Literature, or an equivalent qualification. For further information on equivalent qualifications please contact: [admissions@ucem.ac.uk](mailto:admissions@ucem.ac.uk).
- Grade 5.5 or above, with at least 5.5 in the reading and writing 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.
- Grade 4 (or C) or above in English (Language or Literature) at A/S Level.
- Holders of a cognate sub-degree (Level 5) qualification taught and assessed in English from the University of Hong Kong or City University of Hong Kong.
- HKDSE (Hong Kong Diploma of Secondary Education) Grade 3, or HKALE (Hong Kong Advanced Level Examination – Advanced Level & Advanced Supplementary

# BSc (Hons) Building Surveying Programme Specification

Level) Grade E, or HKCEE (Hong Kong Certificate of Education Examination) Grade 3-5\* or Grade A-D (Syllabus B only).

\*Applicants with a Bachelor's Degree that has been taught and examined in the English medium can be considered for entry in the absence of the qualifications detailed above.

## 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 Learning (RPL) are set out in the UCEM [Code of Practice: Admissions and Recognition of Prior Learning \(opens new window\)](#). This policy statement takes precedence in any such decision.

RPEL may be used to support an application for entry to the 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 the programme.

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

## Programme Progression

For details of progression arrangements, please view the [Academic and Programme Regulations \(opens new window\)](#).

Successful completion of the BSc (Hons) may enable the student to progress onto UCEM's Master of Business Administration and other suitable postgraduate programmes.

## Award Regulations

For details of award arrangements, please view the [Academic and Programme Regulations \(opens new window\)](#).

## Career Prospects

The following list provides a range of the types of careers that students may pursue after completing this programme.

- Specifying and managing the restoration and conservation of old and historic buildings;
- Designing and specifying building adaption and refurbishment schemes;
- Project management, cost management and contract administration of refurbishment and new build projects;
- Building pathology work to identify and propose remedies for defects within existing buildings;
- Due diligence survey work on existing buildings prior to purchase by clients in both the residential and commercial sectors;
- Property and facilities management involved in the management of property portfolios from within a client organisation or acting as a consultant;

# BSc (Hons) Building Surveying Programme Specification

- Advising on areas of property law such as the Party Wall Act, the Law of Dilapidations, and Rights of Light.

Building Surveyors work in both the private and public sectors, predominantly in the UK but there are increasing opportunities to work in other countries.

## Programme Aims

### Programme aims

The programme aims to provide students with a thorough 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 RICS, CABE or other UK and international professional bodies, and provides students with a progressive development of knowledge and skills over three levels of study: levels 4, 5 and 6.

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

### Market and internationalisation

This programme is aimed at UK and international students. While UK law, regulatory controls and practice are at the core of the study materials, the programme aims to contextualise within an international framework. Where possible, comparative examples are used to highlight the difference in regional approaches, and thus foster further understanding of the principles and applications introduced.

## Learning Outcomes

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

### Level 4

#### A – Knowledge and understanding

Learning Outcomes	Relevant modules
A4.1. Recognise the basic principles that underpin the theory and practice of the property and construction industries.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
A4.2. Outline the ethical, management, legal and regulatory frameworks and systems impacting on the property and construction industries.	LAW4RFW LAW4LST CON4TE1 CON4TE2

## BSc (Hons) Building Surveying Programme Specification

Learning Outcomes	Relevant modules
	TEC4DIG
A4.3. Relate environment and sustainability issues to the property and construction industries.	LAW4RFW CON4TE1 CON4TE2
A4.4. Explain the basic principles of property construction and associated digital technologies.	TEC4DIG CON4TE1 CON4TE2

### B – Intellectual skills

Learning Outcomes	Relevant modules
B4.1. Describe the impact of sustainability on existing and new buildings.	LAW4RFW CON4TE1 CON4TE2
B4.2. Demonstrate the ability to write in a range of formats.	MAN4POM LAW4RFW LAW4LST TEC4DIG
B4.3. Develop an awareness and ability to evaluate and appraise information.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG

### C – Subject practical skills

Learning Outcomes	Relevant modules
C4.1. Recognise the uses of technology in the built environment.	CON4TE1 CON4TE2
C4.2. Illustrate an understanding of the development and use of digital skills.	TEC4DIG CON4TE1 CON4TE2
C4.3. Understand areas of legislation which affect the built environment.	LAW4RFW LAW4LST

### D - Key / Transferable skills

Learning Outcomes	Relevant modules
D4.1. Record the development and planning of individual learning.	MAN4POM LAW4RFW LAW4LST CON4TE1



## BSc (Hons) Building Surveying Programme Specification

	CON4TE2 TEC4DIG
D4.2. Demonstrate the development of written, numeric and communication skills.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
D4.3. Demonstrate various methods of communicating information.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
D4.4. Identify and solve problems within guided scenarios.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
D4.5. Develop a knowledge and understanding of the principles of sustainability.	LAW4RFW CON4TE1 CON4TE2

## Level 5

### A – Knowledge and understanding

Learning Outcomes	Relevant modules
A5.1 Distinguish the theories and principles used in construction relevant to building surveying practice.	BSU5PCO CON5TE3 DES5DES LAW5PRL
A5.1 Analyse the legal and regulatory frameworks and systems impacting on the design, construction and occupancy of buildings.	CON5TE3 LAW5PRL
A5.2 Evaluate the effects of sustainable approaches upon the built environment and construction industry.	BSU5PCC BSU5PCO CON5TE3 DES5DES
A5.3 Examine the principles of building technologies and appraise their application in different circumstances.	CON5TE3 DES5DES
A5.4 Appraise buildings in relation to inclusivity and relevant legislation and appreciate the wider aim of society living in dignity with equality.	CON5TE3

## BSc (Hons) Building Surveying Programme Specification

Learning Outcomes	Relevant modules
A5.5 Examine and analyse the principles and economics theories that underpin the Built Environment.	ECO5BEC

### B – Intellectual skills

Learning Outcomes	Relevant modules
B5.1 Integrate and transfer appropriate knowledge, skills and learning from level 4 to the range of subject areas covered at level 5.	CON5TE3 DES5DES ECO5BEC LAW5PRL
B5.2 Interpret legal issues and put these into the context of a range of different circumstances.	BSU5PCC BSU5PCO CON5TE3 LAW5PRL
B5.3 Plan, conduct and write a report on an independent project.	BSU5PCO

### C – Subject practical skills

Learning Outcomes	Relevant modules
C5.1 Evaluate the appropriateness of different approaches to solving a range of problems arising in a professional environment, both technical and ethical.	BSU5PCC BSU5PCO CON5TE3
C5.2 Analyse the influence of the wider environment on the implementation of sustainable features in buildings.	CON5TE3 DES5DES ECO5BEC

### D - Key / Transferable skills

Learning Outcomes	Relevant modules
D5.1 Communicate and collaborate effectively using a range of media.	BSU5PCO CON5TE3 LAW5PRL
D5.2 Organise and manage study workflow independently and efficiently.	LAW5PRL ECO5BEC BSU5PCO BSU5PCC CON5TE3 DES5DES
D5.3 Solve problems and make decisions through reflective thinking and analysis.	BSU5PCO DES5DES
D5.4 Identify where and how sustainable principles can be adopted thereby considering wider sustainable opportunities and constraints.	BSUPCO CON5TE3 DES5DES

## Level 6

### A – Knowledge and understanding

Learning Outcomes	Relevant modules
A6.1 Critically appraise the wider business environment including the political, economic, legal, social, technological, cultural, ethical and global influences under which construction and client organisations operate and integrate this understanding into coursework.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM
A6.2 Critically assess, analyse and apply building surveying skillsets through individual work.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM PMA6CPM PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
A6.3 Critically evaluate theories and techniques common to building surveying and the wider built environment.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM PMA6CPM PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
A6.4 Synthesise the methods required to undertake a research project.	PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
A6.5 Demonstrate a critical appreciation of the uncertainties, ambiguities and limits of knowledge and practice in the field of building surveying.	BSU6BPA MAN6CPM

### B – Intellectual skills

Learning Outcomes	Relevant modules
B6.1 Critically assess a range of resources including contemporary sources, draw on evidence to reflect and evaluate competing explanations to provide appropriate conclusions.	BSU6BPA BSU6BSP BSU6PSP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS

## BSc (Hons) Building Surveying Programme Specification

B6.2 Critically analyse and solve complex problems using appropriate models and methods.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM
B6.3 Critically analyse and transfer appropriate knowledge and methods from one topic to another within or between modules.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM

### C – Subject practical skills

Learning Outcomes	Relevant modules
C6.1 Select and apply appropriate techniques of research, analysis and appraisal.	PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
C6.2 Acquire, analyse and critically evaluate data and judge its relevance and validity to a range of building surveying situations.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM
C6.3 Critically assess the validity and rigour of a range of published research and assess its relevance to further research.	PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
C6.4 Apply technology and decision analysis tools to solve complex problems.	BSU6BPA BSU6BSP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
C6.5 Critique the application of ethics and professional standards in building surveying.	BSU6BSP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS

### D - Key / Transferable skills

Learning Outcomes	Relevant modules
D6.1 Communicate effectively and professionally in a range of mediums to both industry and academic stakeholders.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM PMA6CPM PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS

## BSc (Hons) Building Surveying Programme Specification

D6.2 Demonstrate the ability to identify, use, interrogate, interpret and critically evaluate a range of sources of information.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM PMA6CPM PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
D6.3 Demonstrate competence in applying learning experience to practical building surveying scenarios.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM PMA6CPM PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
D6.4 Have developed the attitudes and applied skills to make informed decisions that reflect care, concern and responsibility for themselves, for others and the environment, now and in the future.	BSU6BPA BSU6BSP BSU6PSP MAN6CPM PMA6CPM PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS

## Programme Structure

### Module List

Code	Module	Level	Credits	Core/ Elective
LAW4LST	Law for the Built Environment	4	20	Core
MAN4POM	People and Organisational Management	4	20	Core
TEC4DIG	Digital Technologies	4	20	Core
CON4TE1	Construction Technology 1	4	20	Core
LAW4RFW	Introduction to Regulatory Frameworks	4	20	Core
CON4TE2	Construction Technology 2	4	20	Core
LAW5PRL	Property Law	5	20	Core
ECO5BEC	Economics for the Built Environment	5	20	Core
BSU5PCO	Planning and Conservation	5	20	Core

## BSc (Hons) Building Surveying Programme Specification

Code	Module	Level	Credits	Core/ Elective
BSU5PCC	Project and Cost Control	5	20	Core
CON5TE3	Construction Technology 3	5	20	Core
DES5DES	Design and Environmental Science	5	20	Core
BSU6BPA	Building Pathology	6	20	Core
BSU6BSP	Building Surveying Practice	6	20	Core
PMA6CPM	Construction Project Management	6	20	Core
MAN6CPM	Commercial Property Management	6	20	Elective
BSU6PSP	Professional Surveying Practice	6	20	Elective
PRJ6PRA/ PRJ6PRS	Project	6	40	Core for non- apprentices only
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6	40	Core for apprentices only

### Notes

Students entering with exemptions may see a change to their study route.

Credits are part of the Credit Accumulation and Transfer System (CATS). Two UK credits are equivalent to one European Credit Transfer System (ECTS) credit.

## Delivery Structure for part-time study route

### Autumn (UK) Entry

#### Year 1, Semester 1

Module Code	Module Name	Level
LAW4LST	Law for the Built Environment	4
MAN4POM	People and Organisational Management	4

#### Year 1, Semester 2

Module Code	Module Name	Level
TEC4DIG	Digital Technologies	4
CON4TE1	Construction Technology 1	4

# BSc (Hons) Building Surveying Programme Specification

## Year 2, Semester 1

Module Code	Module Name	Level
LAW4RFW	Introduction to Regulatory Frameworks	4
LAW5PRL	Property Law	5

## Year 2, Semester 2

Module Code	Module Name	Level
CON4TE2	Construction Technology 2	4
ECO5BEC	Economics for the Built Environment	5

## Year 3, Semester 1

Module Code	Module Name	Level
BSU5PCO	Planning and Conservation	5
BSU5PCC	Project and Cost Control	5

## Year 3, Semester 2

Module Code	Module Name	Level
CON5TE3	Construction Technology 3	5
DES5DES	Design and Environmental Science	5

## Year 4 onwards for non-apprenticeship students

### Year 4, Semester 1

Module Code	Module Name	Level
BSU6BPA	Building Pathology	6
MAN6CPM; or BSU6PSP	Commercial Property Management; or Professional Surveying Practice	6

### Year 4, Semester 2

Module Code	Module Name	Level
BSU6BSP	Building Surveying Practice	6
PRJ6PRA/ PRJ6PRS	Project	6

### Year 5, Semester 1

Module Code	Module Name	Level
PMA6CPM	Construction Project Management	6

## BSc (Hons) Building Surveying Programme Specification

Module Code	Module Name	Level
PRJ6PRA/ PRJ6PRS	Project	6

### Year 4 for apprenticeship students

#### Year 4, Semester 1

Module Code	Module Name	Level
BSU6BPA	Building Pathology	6
MAN6CPM; or BSU6PSP	Commercial Property Management; or Professional Surveying Practice	6
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6

#### Year 4, Semester 2

Module Code	Module Name	Level
BSU6BSP	Building Surveying Practice	6
PMA6CPM	Construction Project Management	6
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6

### Spring (UK) Entry

#### Year 1, Semester 1

Module Code	Module Name	Level
TEC4DIG	Digital Technologies	4
CON4TE1	Construction Technology 1	4

#### Year 1, Semester 2

Module Code	Module Name	Level
LAW4LST	Law for the Built Environment	4
MAN4POM	People and Organisational Management	4

#### Year 2, Semester 1

Module Code	Module Name	Level
CON4TE2	Construction Technology 2	4
ECO5BEC	Economics for the Built Environment	5



# BSc (Hons) Building Surveying Programme Specification

## Year 2, Semester 2

Module Code	Module Name	Level
LAW4RFW	Introduction to Regulatory Frameworks	4
LAW5PRL	Property Law	5

## Year 3, Semester 1

Module Code	Module Name	Level
CON5TE3	Construction Technology 3	5
DES5DES	Design and Environmental Science	5

## Year 3, Semester 2

Module Code	Module Name	Level
BSU5PCO	Planning and Conservation	5
BSU5PCC	Project and Cost Control	5

## Year 4 onwards for non-apprenticeship students

### Year 4, Semester 1

Module Code	Module Name	Level
BSU6BSP	Building Surveying Practice	6
PMA6CPM	Construction Project Management	6

### Year 4, Semester 2

Module Code	Module Name	Level
MAN6CPM; or BSU6PSP	Commercial Property Management; or Professional Surveying Practice	6
PRJ6PRA/ PRJ6PRS	Project	6

### Year 5, Semester 1

Module Code	Module Name	Level
BSU6BPA	Building Pathology	6
PRJ6PRA/ PRJ6PRS	Project	6

## Year 4 for apprenticeship students

### Year 4, Semester 1

Module Code	Module Name	Level
BSU6BSP	Building Surveying Practice	6
PMA6PCM	Construction Project Management	6
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6

### Year 4, Semester 2

Module Code	Module Name	Level
BSU6BPA	Building Pathology	6
MAN6CPM; or BSU6PSP	Commercial Property Management; or Professional Surveying Practice	6
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6

## Delivery Structure for full-time study route (non-apprenticeship students)

### Autumn (UK)

#### Year 1, Semester 1

Module Code	Module Name	Level
LAW4LST	Law for the Built Environment	4
MAN4POM	People and Organisational Management	4
LAW4RFW	Introduction to Regulatory Frameworks	4

#### Year 1, Semester 2

Module Code	Module Name	Level
TEC4DIG	Digital Technologies	4
CON4TE1	Construction Technology 1	4
CON4TE2	Construction Technology 2	4

#### Year 2, Semester 1

Module Code	Module Name	Level
LAW5PRL	Property Law	5

## BSc (Hons) Building Surveying Programme Specification

Module Code	Module Name	Level
BSU5PCO	Planning and Conservation	5
BSU5PCC	Project and Cost Control	5

### Year 2, Semester 2

Module Code	Module Name	Level
ECO5BEC	Economics for the Built Environment	5
CON5TE3	Construction Technology 3	5
DES5DES	Design and Environmental Science	5

### Year 3, Semester 1

Module Code	Module Name	Level
BSU6BPA	Building Pathology	6
MAN6CPM; or BSU6PSP	Commercial Property Management; or Professional Surveying Practice	6
PRJ6PRA/ PRJ6PRS	Project	6

### Year 3, Semester 2

Module Code	Module Name	Level
BSU6BSP	Building Surveying Practice	6
PMA6CPM	Construction Project Management	6
PRJ6PRA/ PRJ6PRS	Project	6

## Spring (UK) Entry

### Year 1, Semester 1

Module Code	Module Name	Level
TEC4DIG	Digital Technologies	4
CON4TE1	Construction Technology 1	4
CON4TE2	Construction Technology 2	4

### Year 1, Semester 2

Module Code	Module Name	Level
LAW4LST	Law for the Built Environment	4

## BSc (Hons) Building Surveying Programme Specification

Module Code	Module Name	Level
MAN4POM	People and Organisational Management	4
LAW4RFW	Introduction to Regulatory Frameworks	4

### Year 2, Semester 1

Module Code	Module Name	Level
ECO5BEC	Economics for the Built Environment	5
CON5TE3	Construction Technology 3	5
DES5DES	Design and Environmental Science	5

### Year 2, Semester 2

Module Code	Module Name	Level
LAW5PRL	Property Law	5
BSU5PCO	Planning and Conservation	5
BSU5PCC	Project and Cost Control	5

### Year 3, Semester 1

Module Code	Module Name	Level
BSU6BSP	Building Surveying Practice	6
PMA6CPM	Construction Project Management	6
PRJ6PRA/ PRJ6PRS	Project	6

### Year 3, Semester 2

Module Code	Module Name	Level
BSU6BPA	Building Pathology	6
MAN6CPM; or BSU6PSP	Commercial Property Management; or Professional Surveying Practice	6
PRJ6PRA/ PRJ6PRS	Project	6

## Module Summaries

### Core Modules

#### LAW4LST Law for the Built Environment

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

# BSc (Hons) Building Surveying Programme Specification

sources of English and Welsh law and how the law is enforced. The module will consider 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. The module will also consider the importance of the law of tort to the construction and property industry, with emphasis on negligence, occupiers' liability, nuisance and trespass to land, as well as an analytical approach to legal problem solving.

## **MAN4POM People and Organisational Management**

This module explores the question of "what is management?" and seeks to distinguish it from leadership. It explains the role and function of management within organisations in the construction and the built environment. It also considers 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 organisations.

## **DIG4TEC Digital Technologies**

This module introduces students to the role of technology and data within the built environment and how it impacts on the roles within the property and construction profession. It starts to identify the digital literacies needed by professionals to meet the changing needs of clients and the industry as a whole. This enables the student to begin defining what role technology plays in their studies and in the workplace, and to evaluate the skills they need to develop.

## **CON4TE1 Construction Technology 1**

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.

## **LAW4RFW Introduction to Regulatory Frameworks**

This module provides an introduction to the fundamental legislative and regulatory frameworks under the law in England and Wales, as it affects built environment professionals. It focuses on regulatory frameworks relating to building regulations and planning controls, inclusivity, sustainability, health and safety, hazardous materials and the role of relevant professional, statutory and regulatory bodies.

## **CON4TE2 Construction Technology 2**

This module provides an introduction to the building and environmental technology of framed construction. Topics covered include: the principles of framed structures; design & its communication; material and component selection; construction techniques; simple environmental services, as well as more complex related issues of sustainability; legislation and fire safety. Key generic skills such as producing and understanding simple drawn information and professional report writing are introduced. 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.

## **LAW5PRL Property Law**

This module provides an introduction to the system of land law (including sales) in England and Wales with consideration of Scottish Law differences. It gives students a grounding in

# BSc (Hons) Building Surveying Programme Specification

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.

## **ECO5BEC Economics for the Built Environment**

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.

## **BSU5PCO Planning and Conservation**

This module provides a brief introduction to the evolution of buildings from the 18th to the 21st centuries. 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; planning policy and plan making; the regulations affecting development; and contemporary planning issues. The overall emphasis is on a practical approach to the subject.

## **BSU5PCC Project and Cost Control**

This module aims to provide the student with an understanding of the activities relating to project 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, through to the contract and post contract stage of a project. The importance of considering lifecycle costs and the maintenance management of a building are covered, along with sustainability in relation to its impact on cost. Contract documentation and contract administration are then considered, together with post-contract cost control issues.

## **CON5TE3 Construction Technology 3**

This module develops students' knowledge of the theory and practice of building, environment and technology for complex projects. It comprises the following broad subject areas: 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). It includes consideration of a range of complexities due to the site, the environment, construction or unusual situations.

## **DES5DES Design and Environmental Science**

This module covers key aspects of the theory and practice of design for buildings and the relation of the building to the study of the environment. It applies the building, environment and technology theories covered in previous modules to normal design situations. The module focuses on the understanding of how a building is affected by its design, environment and its occupants, and, vice versa, what effect that building has on the environment and people living in and around it. The relationship is a complex one, which is addressed here by using 'human comfort' as the overarching theme, and breaking that down into individual factors of heat, air, moisture, sound and light. These factors are placed into the context of a domestic dwelling, with the many and varied conditions that can result, based on different expectations and perceptions of comfort.

# BSc (Hons) Building Surveying Programme Specification

## **BSU6BPA Building Pathology**

This module is concerned with the pathology of buildings. It will develop students' ability to effectively diagnose and evaluate a range of commonly encountered building defects through a process of inspection, testing, survey and analysis.

## **BSU6BSP 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 maintenance issues and develop their ability to apply building surveying practice, maintenance and adaptation to different situations.

## **PMA6CPM 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 the knowledge, understanding and skills required to operate as a CPM in the context of the property and construction industries.

## **PRJ6PRA/S Project (non-apprenticeship only)**

The aim of this 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.

## **PRJ6WRA/S Workbased Research Project (apprenticeship only)**

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

## **Elective Modules**

### **MAN6CPM Commercial Property Management**

This module will examine the role that commercial property plays for both an investor and an occupier. It will also examine the management strategies of property owners and how the commercial property manager helps develop and implement these strategies, as well as examining the breadth of responsibilities of the professional commercial property manager at both a strategic and a fundamental level.

## **BSU6PSP 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 of 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**

## **Learning & Teaching**

### **Knowledge and understanding**

The teaching, learning and assessment strategy for the programme is guided by the UCEM-wide Learning, Teaching and Assessment Strategy (LTAS 2020-2025). This ensures all programmes promote a logical learning journey for students. The approach adopted is student-centred learning design, that supports the educational needs of our diverse student community. Learning has been designed with flexibility in mind to support students to adopt their own learning experience best suited to their needs.

Students are taught through online learning resources available to them, including customised text material, study papers, learning activities and interactive media. These are complemented by a variety of Tutor-facilitated sessions and interactions, using a range of media for enhancement of the learning experience.

Students are encouraged to research beyond the material provided and undertake self-directed learning throughout their programme. This expectation increases across the levels. When at level 6, students study either the 40 credit Project module (non-apprentices) or the Workbased Research Project Module (apprentices) which requires self-directed learning and problem-solving.

### **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 level 4 and develop them in an increasingly applied and specialised context through levels 5 and 6.

Examples of the subjects specific to building surveying include the construction of different building types in the Construction Technology modules, 1, 2, and 3, Planning and Conservation at level 5 and Building Pathology and Building Surveying Practice at level 6.

The Law for the Built Environment module at level 4 provides a general legal background to contract law which is developed at level 5 in the Project and Cost Control module and at level 6 in Construction Project Management.



# BSc (Hons) Building Surveying Programme Specification

Other aspects of law such as health and safety, Law of Tort, planning policy, party wall and other neighbour related law, the Law of Dilapidations and environmental law are studied in other modules at various levels.

The refurbishment, alteration, maintenance and restoration of properties is developed in modules at levels 5 and 6, primarily in Planning and Conservation at level 5 and Building Pathology and Building Surveying Practice at level 6. These modules expand on the general construction technology taught at level 4 in relation to low rise domestic construction and at stage two in relation to framed construction and more complex structures.

## Key/Transferable skills

The Induction Module sets out the importance of transferable skills. These skills are developed through the programme, utilising study and assessment. This can be via virtual learning environment (VLE) discussion, tuition discussion, problem-solving exercises, which are conducted individually or in groups, and coursework, which provides the ideal combination to internalise these aspects through different learning methods.

## Assessment

The assessment strategy for the programme is guided by the UCEM-wide Learning, Teaching and Assessment Strategy (LTAS 2020-2025). The aim of UCEM's assessments is to allow students an opportunity to demonstrate what they have learned using a range of formats and which encourage critical self-reflection linked to personal development. To support this, assessments are clearly related to module learning outcomes and the activities within the module support students in achieving these.

UCEM's practice is to require assessments to be vocationally and professionally relevant. Assessments are built that have direct application to industry standards, and that enable students to learn through real world scenarios and working practice. This involves the generation of tasks based on problems, scenarios or case studies from recent real-world situations that reflect and/or replicate the vocational requirements of the industry and the international nature of the subject matter. All elements of assessments are discipline-specific for each programme as well as supporting the acquisition and promotion of transferable skills, including research skills development.

Formative assessment and feedback opportunities are provided throughout the programme in a variety of formats to motivate, guide and develop students through their learning. Students are required to complete various pieces of coursework in the modules which are assessed within set time frames. Detailed feedback is provided on tutor-assessed work, which explains how the mark was derived, what was done well and what could be improved for future assessments. Objective testing is also utilised in formative (including self-assessment) and summative assessment. Individual projects in the final stage are assessed in accordance with their own guidelines and marking schemes.

All assessment contributing to progression or award is subject to moderation policies. Moderation at UCEM is designed to reflect the quality of the student submission and the benchmark standards for the various levels of undergraduate study. Moderation of marking accords with QAA recommended best practice to ensure that marking criteria have been fairly, accurately, and consistently applied during first marking.

## Assessment Diet

The types of assessments used on this programme will include coursework (such as essays, reports, portfolios, reflections, problem or short questions or video presentations), computer-based assessments, and computer marked assessments (CMAs). The exact combinations of assessment will vary from module to module; however, a basic overview can be found below.

# BSc (Hons) Building Surveying Programme Specification

In general, there will be 2 assessments per module. The first assessment is usually either coursework or a CMA. The second assessment is usually coursework. Some modules may have up to a maximum of 4 assessments.

The 40-credit project modules are assessed as follows:

- PRJ6PRA/S Project (for non-apprenticeship students only) has 2 assessments. The first assessment is coursework, and the second assessment is a project report.
- PRJ6WRA/S Workbased Research Project (for apprenticeship students only) has 3 assessments: a presentation; a reflective summary; and a case study report.

## 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. There are a variety of resources which will help the student to get started. These include tutorials regarding how to use the Virtual Learning Environment (VLE), 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.

Resources are available to support students with referencing and how to develop good academic practice to avoid academic misconduct. A range of study skills support materials are available to apprentices.

### Student learning support

The programme is taught via UCEM's Virtual Learning Environment (VLE), and academic facilitation and support is provided online giving students access to UCEM Tutors and other students worldwide.

The Education 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 assessments and technical issues including ICT. UCEM's 'Student Central' portal provides the main point of contact for students for these teams throughout the duration of their programme

Each student, wherever their location, will have access to a wealth of library and online materials to support their studies. International students are able to use their local context when writing their assessments.

The Academic Support & Enhancement (ASET) team works with departments to promote student retention, achievement and success. This work is achieved through a multi-faceted approach, which consists of:

- delivering support tutorials to students identified as academically at risk to develop the academic skills needed for success;
- developing 'self-serve' support resources to enable students to develop their academic skills;
- delivering teaching webinars and drop-in sessions on academic skills;
- working with the Education team and other support teams to identify ways in which student success can be further facilitated.

# BSc (Hons) Building Surveying Programme Specification

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

Disability, neurodiversity, and wellbeing related support is provided via a dedicated Disability and Welfare team at UCEM.

## English language 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 for writing 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 ensure students have appropriate access to careers education, information, advice and guidance.

## Programme Specific support

Each programme has a Programme Leader, as well as Module Leaders, Module Tutors and Academic Support 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.