UNIVERSITY COLLEGE
OF ESTATE MANAGEMENT

BSc (Hons) Building Surveying

Programme Specification 2024-2025

Version: 34.00
Status: Final
Date: 17/12/2024

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

*Intermediate awards will be granted to students that exit the programme part way through if they have achieved sufficient credits in line with the Academic and Programme Regulations (opens new window).

Apprenticeship Standard and Assessment Plan (relevant to apprentices only)

Name of apprenticeship standard: Chartered Surveyor (Degree)

Reference number: ST0331

End Point Assessment: non-integrated

End Point Assessment Organisation: Royal Institution of Chartered Surveyors (RICS)

Link to apprenticeship standard: Chartered Surveyor

Link to assessment plan: Chartered Surveyor Assessment Plan

Validation

Validating institution: University College of Estate Management (UCEM)

Date of last validation: February 2024

Date of next periodic review: February 2029

Date of commencement of first delivery: September 2013

Duration: Part-time study route: 4.5 years for non-apprenticeship students, or either 4 years or 4.5 years plus external end point assessment if taken as part of the Chartered Surveyor (Degree) 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: RBSC

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

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 Guidance

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 April 2024 (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.

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.

** 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) will be required to achieve Level 2 maths and English Functional Skills qualifications as part of the apprenticeship and will need to obtain Level 2 in initial and diagnostic assessments prior to being made an offer. 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 or for students in Hong Kong by the Dean of School (International), who will give careful consideration to any professional and life experiences as well as any academic or vocational qualifications the applicant may hold. 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.

Applicants to the apprenticeship programme must meet all of the funding eligibility requirements contained in the ESFA funding rules.

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.
- 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 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 if applying for a non-apprenticeship programme.

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;
- 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. The apprenticeship route is available to UK students only.

Programme Structure

Module List

Code	Module	Level	Credits	Core/ Elective
INT4BE1	Introduction to the Built Environment 1	4	20	Core
INT4SUS	Introduction to Sustainability	4	20	Core
CON4TE1	Construction Technology 1	4	20	Core
PRO4BPR	Professional and Business Practice	4	20	Core
LAW4RBE	Introduction to Regulatory and Built Environment Law	4	20	Core
INT4BE2	Introduction to the Built Environment 2	4	20	Core
DES5DES	Design and Environmental Science	5	20	Core
CON5TE2	Construction Technology 2	5	20	Core
BSU5PCA	Project and Contract Administration	5	20	Core

Code	Module	Level	Credits	Core/ Elective
BSU5BPC	Building Pathology and Conservation Principles	5	20	Core
BSU5CBP	Commercial Building Pathology and Practice	5	20	Core
BCU5CON	Building Control	5	20	Core
BSU6BSP	Building Surveying and Maintenance Practice	6	20	Core
BCU6FSA	Fire Safety	6	20	Core
BSU6SP2	Professional Building Surveying Practice	6	20	Core
BSU6PRM	Project Management in the Built Environment	6	20	Core
REA6PRO	Research Proposal	6	20	Core for non-apprentices
CON6CSA	Contemporary Issues Case Study	6	20	Core for non-apprentices
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.

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.	CON4TE1 INT4BE1 INT4BE2 LAW4RBE

Learning Outcomes		Relevant modules
A4.2.	Outline the ethical, management, legal and regulatory frameworks and systems impacting on the property and construction industries.	INT4SUS LAW4RBE PRO4BPR
A4.3.	Relate environment and sustainability issues to the property and construction industries.	CON4TE1 INT4SUS
A4.4.	Explain the basic principles of property construction and associated technologies.	CON4TE1 INT4BE1 INT4BE2

B – Intellectual skills

Learning Outcomes		Relevant modules
B4.1.	Describe the impact of sustainability on existing and new buildings.	CON4TE1 INT4SUS
B4.2.	Demonstrate the ability to write in a range of formats.	All
B4.3.	Develop an awareness and ability to evaluate and appraise information.	All

C – Subject practical skills

Learning Outcomes		Relevant modules
C4.1.	Recognise the uses of technology in the built environment.	CON4TE1 INT4BE1 INT4BE2
C4.2.	Illustrate an understanding of the development and use of digital skills.	INT4BE1 INT4BE2
C4.3.	Understand areas of legislation which affect the built environment.	INT4SUS LAW4RBE PRO4BPR

D - Key / Transferable skills

Learning Outcomes		Relevant modules
D4.1.	Develop and plan individual learning to achieve successful outcomes.	All
D4.2.	Demonstrate the development of written, numeric and communication skills using various methods of communication.	All
D4.3.	Collect and organise ideas and information by producing material in an appropriate format with acknowledged sources.	All
D4.4.	Identify and solve problems within guided scenarios.	All

Level 5

A – Knowledge and understanding

Learning Outcomes		Relevant modules
A5.1	Understand the role of Building Surveying in relation to delivering and providing professional services to the Client	BSU5BPC DES5DES
A5.2	Demonstrate an understanding of the legal process, procedures and compliance relating to the built environment.	CON5TE2 DES5DES BSU5PCA BCU5CON
A5.3	Demonstrate an understanding of the effects of sustainable approaches upon the built environment and construction industry.	BSU5PCA DES5DES CON5TE2
A5.4	Demonstrate an understanding of construction technology, structures, design, building services and conservation theory and their influence within the built environment.	CON5TE2 DES5DES BSU5BPC
A5.5	Demonstrate knowledge and understanding of building conditions and processes which affect building components performance and usage and provide appropriate remedial advice	BSU5BPC BSU5CBP DES5DES

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.	BCU5CON BSU5PCA CON4TE2 DES5DES
B5.2	Interpret legal issues and put these into the context of a range of different circumstances.	BCU5CON BSU5PCA
B5.3	Develop an ability to construct arguments, make judgements and propose reasoned solutions to complex ideas and concepts.	BCU5CON DES5DES BSU5BPC BSU5CBP

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.	BSU5PCA BSU5BPC BSU5CBP CON5TE2 BCU5CON

C5.2	Analyse the influence of the wider environment on the implementation of sustainable features in buildings.	CON5TE2 DES5DES BSU5CBP

D - Key / Transferable skills

Learning Outcomes		Relevant modules
D5.1	Communicate and collaborate effectively using a range of media.	BSU5BPC CON5TE2
D5.2	Organise and manage study workflow independently and efficiently.	BCU5CON BSU5BPC BSU5CBP BSU5PCA CON5TE2 DES5DES
D5.3	Solve problems and make decisions through reflective thinking and analysis.	BSU5BPC DES5DES
D5.4	Identify where and how sustainable principles can be adopted thereby considering wider sustainable opportunities and constraints.	BSU5BPC CON5TE2 DES5DES

Level 6

A – Knowledge and understanding

Learning Outcomes		Relevant modules
A6.1	Critically appraise the wider built environment including the political, economic, legal, social, technological, cultural, ethical, and global influences under which construction and client organisations operate.	BSU6BSP BSU6SP2 BCU6FSA BSU6PRM
A6.2	Critically assess, analyse, and apply the impact of legal and regulatory requirements for design, construction and occupancy of facilities and buildings.	BSU6BSP BSU6SP2 BCU6FSA PRJ6WRA/S
A6.3	Critically analyse and evaluate technical issues and theories common to building surveying and the wider built environment and justify appropriate strategy and or professional advice.	BSU6BSP BSU6SP2 MAN6CPM PRJ6WRA/S
A6.4	Demonstrate research knowledge and skills to collect, analyse and evaluate to undertake a research topic related to Building Surveying.	REA6PRO PRJ6WRA/S
A6.5	Demonstrate a critical appreciation of the uncertainties, ambiguities and limits of knowledge and practice in the field of building surveying.	BSU6BPA BSU6PRM

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.	BSU6FSA BSU6BSP BSU6SP2 BSU6PRM REA6PRO CON6CSA PRJ6WRA/S
B6.2	Critically analyse and solve complex problems using appropriate models and methods.	BSU6FSA BSU6BSP BSU6SP2 BSU6PRM REA6PRO CON6CSA PRJ6WRA/S
B6.3	Critically analyse and transfer appropriate knowledge and methods from one topic to another within or between modules.	BSU6PRM BSU6BSP BSU6SP2 CON6CSA

C – Subject practical skills

Learning Outcomes		Relevant modules
C6.1	Demonstrate proficient time management skills, enabling efficiently to plan and execute tasks related to building surveying.	BSU6FSA BSU6BSP BSU6SP2 BSU6PRM REA6PRO CON6CSA PRJ6WRA/S
C6.2	Understand the importance of producing appropriate professional reports and apply technical competencies to meet clients objectives in a range of building surveying situations.	BSU6BSP BSU6SP2
C6.3	Critically apply appropriate techniques or research and assess the validity and rigour of a range of published research.	REA6PRO CON6CSA
C6.4	Effectively apply technology and decision analysis tools in building surveying tasks, reports, projects and presentations.to solve complex problems and situations.	BSU6BSP PRJ6WRA/S
C6.5	Understand and evaluate the ethical and professional expectations and conduct requirements of a professional Building Surveyor in practice.	BSU6BSP BSU6SP2 BCU6FSA BSU6PRM PRJ6WRA/S

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.	BSU6BSP BSU6SP2 BSU6PRM PRJ6WRA/S
D6.2 Demonstrate the ability to identify, use, interrogate, interpret, and critically evaluate a range of sources of information.	BSU6BSP BSU6SP2 BSU6PRM REA6PRO CON6CSA PRJ6WRA/S
D6.3 Demonstrate competence in applying learning experience to practical building surveying scenarios.	BSU6BSP BSU6SP2 BSU6PRM REA6PRO CON6CSA PRJ6WRA/S
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.	BSU6BSP BSU6PSP BSU6PRM REA6PRO CON6CSA PRJ6WRA/S

Delivery Structure for part-time study route

Apprenticeship students will have the option to study over a period of 4 years or 4.5 years. This decision will be made by their employer at the commencement of their programme.

Autumn (UK) Entry

Level	Non-apprenticeship students		Apprenticeship students (4 years)		Apprenticeship students (4.5 years)	
Year 1 Semester 1						
4	INT4BE1	Introduction to the Built Environment 1	INT4BE1	Introduction to the Built Environment 1	INT4BE1	Introduction to the Built Environment 1
4	INT4SUS	Introduction to Sustainability	INT4SUS	Introduction to Sustainability	INT4SUS	Introduction to Sustainability
Year 1 Semester 2						
4	PRO4BPR	Professional and Business Practice	PRO4BPR	Professional and Business Practice	PRO4BPR	Professional and Business Practice
4	CON4TE1	Construction Technology 1	CON4TE1	Construction Technology 1	CON4TE1	Construction Technology 1
Year 2 Semester 1						
4	LAW4RBE	Introduction to Regulatory and Built Environment Law	LAW4RBE	Introduction to Regulatory and Built Environment Law	LAW4RBE	Introduction to Regulatory and Built Environment Law

Level	Non-apprenticeship students		Apprenticeship students (4 years)		Apprenticeship students (4.5 years)	
4	INT4BE2	Introduction to the Built Environment 2	INT4BE2	Introduction to the Built Environment 2	INT4BE2	Introduction to the Built Environment 2
Year 2 Semester 2						
5	CON5TE2	Construction Technology 2	CON5TE2	Construction Technology 2	CON5TE2	Construction Technology 2
5	BSU5PCA	Project and Contract Administration	BSU5PCA	Project and Contract Administration	BSU5PCA	Project and Contract Administration
Year 3 Semester 1						
5	BCU5CON	Building Control	BCU5CON	Building Control	BCU5CON	Building Control
5	BSU5BPC	Building Pathology and Conservation Principles	BSU5BPC	Building Pathology and Conservation Principles	BSU5BPC	Building Pathology and Conservation Principles
Year 3 Semester 2						
5	DES5DES	Design and Environmental Science	DES5DES	Design and Environmental Science	DES5DES	Design and Environmental Science
5	BSU5CBP	Commercial Building Pathology and Practice	BSU5CBP	Commercial Building Pathology and Practice	BSU5CBP	Commercial Building Pathology and Practice

Level	Non-apprenticeship students		Apprenticeship students (4 years)		Apprenticeship students (4.5 years)	
Year 4 Semester 1						
6	REA6PRO	Research Proposal	BCU6FSA	Fire Safety	BCU6FSA	Fire Safety
6	BSU6PRM	Project Management in the Built Environment	BSU6PRM	Project Management in the Built Environment	BSU6PRM	Project Management in the Built Environment
			PRJ6WRA/ PRJ6WRS	Workbased Research Project		
Year 4 Semester 2						
6	BSU6BSP	Building Surveying and Maintenance Practice	BSU6BSP	Building Surveying and Maintenance Practice	BSU6BSP	Building Surveying and Maintenance Practice
6	BSU6SP2	Professional Building Surveying Practice	BSU6SP2	Professional Building Surveying Practice	PRJ6WRA/ PRJ6WRS	Workbased Research Project
			PRJ6WRA/ PRJ6WRS	Workbased Research Project		
Year 5 Semester 1						
6	BCU6FSA	Fire Safety			BSU6SP2	Professional Building Surveying Practice

Level	Non-apprenticeship students		Apprenticeship students (4 years)	Apprenticeship students (4.5 years)	
6	CON6CSA	Contemporary Issues Case Study		PRJ6WRA/ PRJ6WRS	Workbased Research Project

Spring (UK) Entry

Level	Non-apprenticeship students		Apprenticeship students (4 years)		Apprenticeship students (4.5 years)	
Year 1 Semester 1						
4	INT4BE1	Introduction to the Built Environment 1	INT4BE1	Introduction to the Built Environment 1	INT4BE1	Introduction to the Built Environment 1
4	INT4SUS	Introduction to Sustainability	INT4SUS	Introduction to Sustainability	INT4SUS	Introduction to Sustainability
Year 1 Semester 2						
4	LAW4RBE	Introduction to Regulatory and Built Environment Law	LAW4RBE	Introduction to Regulatory and Built Environment Law	LAW4RBE	Introduction to Regulatory and Built Environment Law
4	INT4BE2	Introduction to the Built Environment 2	INT4BE2	Introduction to the Built Environment 2	INT4BE2	Introduction to the Built Environment 2
Year 2 Semester 1						

Level	Non-apprenticeship students		Apprenticeship students (4 years)		Apprenticeship students (4.5 years)	
4	PRO4BPR	Professional and Business Practice	PRO4BPR	Professional and Business Practice	PRO4BPR	Professional and Business Practice
4	CON4TE1	Construction Technology 1	CON4TE1	Construction Technology 1	CON4TE1	Construction Technology 1
Year 2 Semester 2						
5	CON5TE2	Construction Technology 2	CON5TE2	Construction Technology 2	CON5TE2	Construction Technology 2
5	BSU5BPC	Building Pathology and Conservation Principles	BSU5BPC	Building Pathology and Conservation Principles	BSU5BPC	Building Pathology and Conservation Principles
Year 3 Semester 1						
5	DES5DES	Design and Environmental Science	DES5DES	Design and Environmental Science	DES5DES	Design and Environmental Science
5	BSU5CBP	Commercial Building Pathology and Practice	BSU5CBP	Commercial Building Pathology and Practice	BSU5CBP	Commercial Building Pathology and Practice
Year 3 Semester 2						
5	BCU5CON	Building Control	BCU5CON	Building Control	BCU5CON	Building Control

Level	Non-apprenticeship students		Apprenticeship students (4 years)		Apprenticeship students (4.5 years)	
5	BSU5PCA	Project and Contract Administration	BSU5PCA	Project and Contract Administration	BSU5PCA	Project and Contract Administration
Year 4 Semester 1						
6	REA6PRO	Research Proposal	BSU6BSP	Building Surveying and Maintenance Practice	BSU6BSP	Building Surveying and Maintenance Practice
6	BSU6BSP	Building Surveying and Maintenance Practice	BSU6SP2	Professional Building Surveying Practice	BSU6SP2	Professional Building Surveying Practice
			PRJ6WRA/ PRJ6WRS	Workbased Research Project		
Year 4 Semester 2						
6	BCU6FSA	Fire Safety	BCU6FSA	Fire Safety	BCU6FSA	Fire Safety
6	BSU6PRM	Project Management in the Built Environment	BSU6PRM	Project Management in the Built Environment	PRJ6WRA/ PRJ6WRS	Workbased Research Project
			PRJ6WRA/ PRJ6WRS	Workbased Research Project		

Level	Non-apprenticeship students		Apprenticeship students (4 years)	Apprenticeship students (4.5 years)	
Year 5 Semester 1					
6	BSU6SP2	Professional Building Surveying Practice		BSU6PRM	Project Management in the Built Environment
6	CON6CSA	Contemporary Issues Case Study		PRJ6WRA/PRJ6WRS	Workbased Research Project

Students studying on the full-time route will complete the programme in 3 years, based on studying three modules per six-month semester.

Module Summaries

Core Modules

INT4BE1 Introduction to the Built Environment 1

This module provides an overview of the built environment sector and the role of the construction industry within the UK economy. Students will gain an appreciation of how legal, political, and social issues have shaped and continue to influence the sector. Students will gain an understanding of the project lifecycle and the development process with reference to the RIBA Plan of Work. The module introduces the key stakeholders and professions within the industry. It will enable students to identify with their chosen profession and understand that profession's key responsibilities in meeting the client objectives.

As this is the first module students will study regardless of their programme, it will provide signposting to future modules where the knowledge and skills introduced by this module will be examined in further depth. It will also introduce the opportunities for wider learning provided at UCEM, through the cross-portfolio guest lecture events and the academic skills development provision. Students will also be encouraged to enrol as student members with the appropriate professional body. The content described in this paragraph is not assessed.

INT4SUS Introduction to Sustainability

This module introduces sustainability with a particular focus on the construction and property sector. Students will be made aware of the causes of climate change and key terminology and issues related to sustainable development. The relationship between property and the environment will be examined and criteria by which sustainability is measured in relation to finished buildings is identified. As sustainability is central to the core mission of UCEM, students will also learn about UCEM’s sustainability agenda and activities.

PRO4BPR Professional and Business Practice

This module introduces corporate organisation structures that support the services offered and the importance of client care and the recognition of diversity within the workplace. It provides an appreciation of business planning, and the accounting concepts used to support decision making. As employees, the module considers data protection, professional indemnity and health and safety. It further explores the concept of ‘professional’ and how the professional bodies promote professional and ethical practice.

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.

LAW4RBE Introduction to Regulatory and Built Environment Law

This module provides the students with an introduction to the legal and regulatory requirements that relate to the construction and property sector. It considers the legal environment within the context of planning, design and occupation. It further considers Health and Safety as it relates to both design and construction activity.

INT4BE2 Introduction to the Built Environment 2

The primary focus of this module is to provide the students with an introduction to their discipline (as identified by their programme of study.) Working on a case study, students will undertake an authentic task that will develop basic knowledge and skills. To contextualise the task, students will gain an understanding of procurement routes, clients project objectives, sources of project information and collaborative practice.

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.

CON5TE2 Construction Technology 2

This module introduces the building and environmental technology of framed construction. Topics covered include: the principles of framed structures; design and its communication; material and component selection; construction techniques; simple environmental services, as well as more complex related issues of sustainability; advanced construction techniques; technology/process innovation and development; components; civil engineering; sustainability; building regulation; contaminated land and fire safety.

Key generic skills such as producing and understanding simple drawn information are introduced.

Examples of framed buildings are included, such as steel, reinforced concrete, and timber construction applicable to buildings with different types of usage and levels of complexity for commercial, industrial, and residential.

BSU5PCA Project and Contract Administration

This module equips students with a comprehensive understanding of the principles and practices associated with standard forms of construction contracts. Focusing on Building Surveying Practice, students gain insights into the factors influencing contract selection.

The module emphasizes the fundamental knowledge necessary for successful procurement and tendering processes in construction projects and consider the mechanisms involved in the role of a contract administrator, providing students with a holistic view of their responsibilities in ensuring effective contract execution relevant to Building Surveying Practice.

BSU5BPC Building Pathology and Conservation Principles

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.

BSU5CBP Commercial Building Pathology and Practice

This module is concerned with commercial building pathology and surveying technologies. The module will allow students to identify, analysis and provide technical solutions to key

defects in commercial buildings. Along with using appropriate technology and data within the built environment and understand the role technology plays in their particular profession.

BCU5CON Building Control

This module introduces students to one of the core competencies within the industry and a competency which is required for students to become members of the accrediting professional bodies. The module examines the requirements for site inspections of building work to ensure that the work carried out meets relevant performance standards. Students will examine the Building Act 1984 or relevant equivalent in the country the student is based, together with the regulations or guidance which stem from this. Students will apply the standards and regulations to different scenarios, consider the phases of compliance and examine the mechanisms for dealing with non-compliant work.

BSU6BSP Building Surveying and Maintenance Practice

This module focuses on building surveying practice. This includes providing professional advice regarding different types of surveys. It comprises the following topics: building surveying, professionalism ethics and conduct, maintenance theory and practice; and 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.

BCU6FSA Fire Safety

Fire safety is a core competency within the industry and one which is essential for students to become members of the accrediting professional bodies. The module draws on students' learning in earlier construction technology and law modules and the Building Control module at level 5. Students study the nature of fire, the relevant regulations and standards, methods of protection of buildings and occupiers and means of escape, in relation to domestic and commercial buildings.

BCU6SP2 Professional Building Surveying Practice

This module focuses on professional building surveying practice. It comprises the following fields of practice: professional ethics; neighbour and boundary matters (including party walls and rights of light); dilapidations, and some international roles, regulations and codes. The module builds on previous modules of law 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 fields that could be affected by such practice.

REA6PRO Research Proposal (non-apprentices)

The aim of this module is to enable the student to develop specific research skills and techniques so that they could investigate issues and situations related to their area of interest. The module gives students an opportunity to apply their skills and knowledge to address an industry-based problem. 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.

This module is core for non-apprenticeship students. For those students part of the Apprenticeship Scheme, there is an equivalent Work-based Research Project (PRJ6WRA/PRJ6WRS) module.

BSU6PRM Project Management in the Built Environment

This module provides students with knowledge and understanding of the principles of the projects in the built environment. This can include management, programming, procurement, risk assessment, conflict avoidance and design and construction process and systems.

CON6CSA Contemporary Issues Case Study (non-apprentices)

The module will introduce you to the latest developments and issues in the built environment sector to allow students to develop a deep understanding of current issues and arguments that dominate contemporary debates and policy making. Students will formulate their own line of enquiry and analysis, informed by the completion of their own critical analysis of related theoretical and empirical work through a review of literature and a presentation of the salient points.

PRJ6WRA/S Work based 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.

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 Lecturer-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 Research Proposal and Contemporary Issues Case Study modules (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 lecturer-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 and 2, Building Pathology and Conservation Principles at level 5 and Building Surveying and Maintenance Practice and Professional Building Surveying Practice at level 6.

The Introduction to Regulatory and Built Environment Law module at level 4 provides a general legal background to contract law which is developed at level 5 in the Project and Contract Administration module and at level 6 in Project Management in the Built Environment.

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 level 5 primarily in Building Pathology and Conservation Principles and Commercial Building Pathology and Practice, and in Building Surveying and Maintenance Practice and Professional 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 BE Ready Orientation 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 though 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 lecturer-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, reflections, problem questions or presentations), computer-based assessments (CBAs), portfolio, practical and project assessments. The exact combinations of assessment will vary from module to module; please refer to the module descriptors for more information.

The PRJ6WRA/S Workbased Research Project (for apprenticeship students only) has 3 assessments: a presentation; a reflective summary; and a case study report.

Study Support

BE Ready Orientation

The purpose of BE Ready is to prepare students for online learning with UCEM but also to support students throughout their learning journey. Students are expected to visit BE Ready every semester for updates, welcome back week activities as well as advice specific to their level of study.

There are a variety of resources which will help students to get started. These include how to use the VLE, how to navigate a module, the UCEM e-library and how to join a webinar. BE Ready also provides practical advice such as how to manage independent study, where to find our Study Skills resources and how to access academic or pastoral support. All 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 Lecturers 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.

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.

Workplace apprenticeship support and apprenticeship support from UCEM

Students that are studying the programme as part of an apprenticeship programme will be assigned an Apprenticeship Outcomes Officer who is the primary point of contact for the apprentice and their employer during the apprenticeship. Apprentices and their employers will attend progress reviews scheduled at 12-week intervals which will review the apprentices progress, set targets, and will check the completion of the off the job diaries and that the apprentice is making demonstrable progress on their apprenticeship.

Apprentice employers should work collaboratively with the apprentice and UCEM, including active participation at 12-week progress reviews, co-ordinating off the job training time and providing the apprentice with the opportunity to practice and embed new skills in the work environment.

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 Lecturers, 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 lecturer 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.