



UNIVERSITY COLLEGE  
OF ESTATE MANAGEMENT

# **Certificate of Higher Education Built Environment Studies**

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## **Programme Specification 2025- 2026**

|          |            |
|----------|------------|
| Version: | 9.00       |
| Status:  | Final      |
| Date:    | 21/03/2025 |

# Summary Programme Details

## Final Award

**Award:** Certificate of Higher Education

**Title of (final) Programme:** Built Environment Studies

**Credit points:** 120

**Level of award:** 4

## Intermediate award(s)

None

## 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 2020

**Duration:** Part-time study: 1.5 years

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

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

**Programming Code:** UXXC

**Other coding as required:** BE(S)(F)

## Professional accreditation / recognition

None

## QAA Guidance

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

[QAA Credit Framework for England \(opens a new window\)](#)

[Quality Assurance Agency \(QAA\) Subject Benchmark Statement: Land, Construction, Real Estate and Surveying April 2024 \(opens new window\)](#)

## OfS Standards

[Office for Students \(OfS\) Sector Recognised Standards \(opens a new window\)](#)

# Programme Overview

## Rationale

This programme provides students with a detailed understanding of the principles and practice involved in the property and construction industries, up to a Level 4 standard (the first level of a Bachelor's degree).

The programme provides the academic underpinning necessary to prepare students to start their journey towards a career as a Chartered Surveyor, without the initial financial and time commitment of a full Bachelor's degree. This means students can take control over the timing and progression of their studying to suit personal and career circumstances. Successful students can then choose to progress onto one of UCEM's accredited BSc (Hons) programmes.

## 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 64 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).

\*\* 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.

# Certificate of Higher Education Built Environment Studies Programme Specification

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 \(opens new window\)](#).

## 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.
- 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) routes into the programme

UCEM policy and procedures for 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.

RPL does not normally enable transfer of credit to the programme nor enable exemption from any component on the programme.

## Programme Progression

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

# Certificate of Higher Education Built Environment Studies Programme Specification

Successful completion of the Certificate of Higher Education may enable the student to progress onto UCEM's BSc (Hons) programmes.

## Award Regulations

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

## Career Prospects

The programme serves as a springboard for both further study and/or entrance into the professional workforce. This programme equips students with the essential foundation blocks to consider a number of the professional pathways within the property and construction industries. The following list provides a range of the types of careers that students may pursue after completing this programme:

- Construction Management;
- Quantity Surveying;
- Building Surveying;
- Property agency and management;
- Property valuation and investment.

Built Environment professionals work in both the private and public sectors, predominantly in the UK but there are increasing opportunities to work in other countries depending on the type and nature of the employer organisation.

## Programme Aims

### Programme aims

The programme aims to provide students with a thorough understanding of the principles and practices of the built environment. It provides students with a progressive development of knowledge and skills at the first level of a BSc degree award, Level 4. Students will have the opportunity to continue their studies to complete a full BSc (Hons) degree from UCEM's of available programmes and complete Level 5 and 6 of the full BSc award.

The programme is designed to ensure that students have a stimulating and challenging education relevant to their level of study, which serves as a springboard into further study and/or the professional workplace. Students will also 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.

## 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      | Elective        |
| INT4VAL* | Introduction to Valuations                           | 4     | 20      | Elective        |

### Notes

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

\*Students who wish to consider progression onto the BSc (Hons) Real Estate Management programme should study INT4VAL Introduction to Valuations instead of INT4BE2 Introduction to the Built Environment 2.

## 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<br>INT4BE1<br>INT4BE2<br>LAW4RBE |
| A4.2. Outline the ethical, management, legal and regulatory frameworks and systems impacting on the property and construction industries. | INT4SUS<br>LAW4RBE<br>PRO4BPR<br>VAL4INT |
| A4.3. Relate environment and sustainability issues to the property and construction industries.   | CON4TE1<br>INT4SUS                       |
| A4.4. Explain the basic principles of property construction and associated technologies.  | CON4TE1<br>INT4BE1<br>INT4BE2            |

## B – Intellectual skills

| Learning Outcomes  | Relevant modules   |
|--|--------------------|
| B4.1. Describe the impact of sustainability on existing and new buildings.   | CON4TE1<br>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<br>INT4BE1<br>INT4BE2            |
| C4.2. Illustrate an understanding of the development and use of digital skills. | INT4BE1<br>INT4BE2                       |
| C4.3. Understand areas of legislation which affect the built environment.       | INT4SUS<br>LAW4RBE<br>PRO4BPR<br>VAL4INT |

## 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. | All              |
| D4.3. Demonstrate various methods of communicating information.                 | All              |
| D4.4. Identify and solve problems within guided scenarios.                      | All              |

# Delivery Structure

## Autumn (UK) Entry

| Level | Year 1 Semester 1 |
|-------|-------------------|
|-------|-------------------|

# Certificate of Higher Education Built Environment Studies Programme Specification

|                                |                       |   |
|--------------------------------|-----------------------|---|
| 4                              | INT4BE1               | Introduction to the Built Environment 1                               |
| 4                              | INT4SUS               | Introduction to Sustainability  |
| <b>Level Year 1 Semester 2</b> |                       |   |
| 4                              | CON4TE1               | Construction Technology 1   |
| 4                              | PRO4BPR               | Professional and Business Practice                                    |
| <b>Level Year 2 Semester 1</b> |                       |   |
| 4                              | LAW4RBE               | Introduction to Regulatory and Built Environment Law                  |
| 4                              | INT4BE2 or<br>INT4VAL | Introduction to the Built Environment 2 or Introduction to Valuations |

## Spring (UK) Entry

|                                |                       |   |
|--------------------------------|-----------------------|---|
| <b>Level Year 1 Semester 1</b> |                       |   |
| 4                              | INT4BE1               | Introduction to the Built Environment 1                               |
| 4                              | INT4SUS               | Introduction to Sustainability  |
| <b>Level Year 1 Semester 2</b> |                       |   |
| 4                              | LAW4RBE               | Introduction to Regulatory and Built Environment Law                  |
| 4                              | INT4BE2 or<br>INT4VAL | Introduction to the Built Environment 2 or Introduction to Valuations |
| <b>Level Year 2 Semester 1</b> |                       |   |
| 4                              | CON4TE1               | Construction Technology 1   |
| 4                              | PRO4BPR               | Professional and Business Practice                                    |

## 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

# Certificate of Higher Education Built Environment Studies Programme Specification

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.

## **Elective Modules**

### **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.

### **VAL4INT Introduction to Valuations**

The purpose of this module is to lay the foundations for the study of valuation, a cornerstone of real estate management, by providing knowledge of the context, purpose, and process of property valuation. Valuation is defined, the market and types of property are explored, and the purpose of valuation is established. Students will also be introduced to the Five Methods of Valuation, the process of valuation and the need for regulation with reference to the RICS Valuation Standards (Red Book). As students will be more familiar with residential property, this will be the initial focus before moving on to commercial property.

## 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.

#### Intellectual skills

Learning and teaching methods are applied to enable the development of cognitive skills. These skills are aligned to those used by property and construction professionals, 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 included in this programme's modules introduce the theoretical and practical understanding that will allow students to have a practical understanding of key elements and components that support and drive the students ability to engage with the property and construction industries.

Specific subject themes will vary depending on the choice of module in semester 3 however, examples of these subjects include the planning, construction, evaluation, and regulation of buildings; basic economic theory; the practical application of the influence of ethical social and regulatory requirements; knowledge of the context, purpose, and process of property valuation. Students are provided with a general legal background to contract law together with other aspects of law such as health and safety, relevant tort law, planning policy, party wall and other neighbour related law.

#### 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 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 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.

# 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 VLE 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.

## **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**

UCEM has a dedicated Careers Advisor to ensure students have appropriate access to careers education, information, advice and guidance including the roles and responsibilities of the different professional pathways available through relevant professional bodies. Students have the opportunity to talk through options before the end of the programme.

## **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.