

**Programme Title: BSc (External) Degree in Building Surveying**

**UCAS code: N/A**

**For students entering in 2013**

Awarding Institution:	University of Reading
Teaching Institution:	College of Estate Management
Relevant QAA subject benchmarking group(s):	Construction, Property & Surveying
Programme length:	4 years for students entering Part 1
Date of specification:	December 2013
Programme Director/Leader	Ewan Craig
Programme Adviser:	N/A
Board of Studies:	Undergraduate Board of Studies (CEM)
Optional Placement Year:	N/A
Accreditation:	Chartered Institute of Building; Royal Institution of Chartered Surveyors

**Summary of programme aims**

The programme aims to provide students with a sound understanding of the principles and practices involved in building surveying up to honours degree level standard and to prepare them for progression to Masters Level should they so wish.

**Transferable skills**

During the course of their studies, all students will be expected to enhance their academic and personal transferable skills in line with the University's Strategy for Learning and Teaching. In following this programme, students will have had the opportunity to develop such skills, in particular relating to career management, communication, interpersonal skills, learning skills, numeracy, self management, use of IT and problem-solving, and will have been encouraged to further develop and enhance the full set of skills through a variety of opportunities available outside their curriculum.

**Programme content**

<b>Part 1 (Dec - Sept)</b>		<i>Credits</i>	<i>Level</i>
<i>Compulsory modules</i>			
Mod Code	<i>Module Title</i>		
F101ECO	Economics 1	20	4
F102LAW	Introduction to Law	20	4
F103TEC	Building Technology 1 (low rise)	30	4
F107MAN	People and Information Management	20	4
<b>Part 2 (Dec – Sept)</b>			
Mod Code	<i>Module Title</i>		
F104TEC	Building Technology 2 (high rise)	30	4
F105ECO	Economics of Property and Construction	20	5
F106LAW	Property Law	20	5
F108MAN	Managing Products and Finance	20	5

**Part 3 (Dec - Sept)** *Credits*    *Level*

*Compulsory modules*

<i>Mod Code</i>	<i>Module Title</i>		
F201TEC	Building Technology 3	30	5
F203PBS	Principles of Building Structure	20	6
F205PCC	Project Cost Control	20	6
F212PLN	Planning Practice and Policy	20	5

**Part 4 (Dec - Sept)** *Credits*    *Level*

*Compulsory modules*

<i>Mod Code</i>	<i>Module Title</i>		
F302TEC	Building Technology 4 (Maintenance Systems)	20	6
F309BP	Building Pathology	20	6
F317PRO	Project	30	6

*Optional modules: (one from the following)*

<i>Mod Code</i>	<i>Module Title</i>		
F304LAW	Construction Law	20	6
F306LAW	Environmental Law	20	6
F311PTF	Construction Planning, Tendering and Finance	20	6
F312PDS	Project Development and Strategy	20	6
F319CON	International Construction	20	6
F320FM	Facilities Management	20	6

**Progression requirements**

Each module is assessed to an overall 40% pass mark. There is no minimum requirement in either examinations or assignments.

Students who fail one module at Part 1 may proceed to Part 2 at the discretion of the Examinations Board. They may then have a further attempt at that module at the same time as undertaking their Part 2 modules.

Students who fail one module at Part 2 may proceed to Part 3 at the discretion of the Examinations Board. They may then have a further attempt at that module at the same time as undertaking their Part 3 modules.

Students who fail one module at Part 3 may proceed to Part 4 on the same basis as above.

Students with certain exemption and progression profiles may be allowed to do a combination of modules from different parts in order to balance their workload between years of their course.

Students who fail more than one module must pass the failed modules before proceeding to the next part of the course, notwithstanding the balancing referred to above.

Students are allowed three attempts at each module at each part of the course.

For further information see <http://www.cem.ac.uk/our-programmes/regulations>

## Summary of Teaching and Assessment

Teaching is organised in modules that typically involve distance learning study materials supplemented by periods of face to face teaching. All modules are assessed by a mixture of coursework and examinations with the exception of the Project at Part 4. Details are provided in the module descriptors.

The overall classification of the Degree is based upon Part 4 results. Part 3 results can be taken into consideration in appropriate circumstances

Assessment classifications are as follows:

<b>Mark</b>	<b>Interpretation</b>
70-100%	First Class
60-69%	Upper Second
50-59%	Lower Second
40-49%	Third
<b>Failing categories</b>	
30-39%	Below threshold standard (BTS)
0-29%	Unsatisfactory work

Details of the Assessment, Progression and Award Regulations can be found in the CEM Academic Support section on the Virtual Learning Environment (VLE)

Late submission of coursework and extension of time:

Assignments submitted within seven days of the due date (one week) will be subject to a 10-mark deduction. Assignments submitted more than seven days (one week) after the due date will be subject to 'feedback only', i.e. a mark of 0 will be awarded, but feedback will still be given. Mitigating circumstances that have been notified to the Course Administrator within 28 days of the original submission date will be considered by the Board of Examiners and, if appropriate, marks may be reinstated.

Students are allowed a set number of extensions per block of study, irrespective of how many modules are being studied – information on the number of extensions permitted on the course is available on the VLE. Where an extension is granted, this date becomes the new due date and the rules on forfeiture of marks apply from this date.

No extensions are permitted for projects.

For further information see the CEM Student Handbook on the Virtual Learning Environment (VLE).

## Admission requirements

- A cognate\* Level 4 or 5 qualification or equivalent; for example Higher National Certificate (HNC), Higher National Diploma (HND), Foundation Degree, Certificate or Diploma of Higher Education
- English language proficiency
- Mathematics Grade C or above at GCSE or equivalent

\*A cognate qualification is one awarded in a surveying, building or construction management discipline.

Qualification covering management and/or law will also be considered.

**\*\*Advanced standing (exemptions):**

Students who have studied a cognate subject to an equivalent or higher academic level, may be eligible for module exemptions.

**\*\*From 2013, entry to this programme is only available to those eligible for advanced standing.**

Students who are unsure of their eligibility can contact the CEM Admissions Team.

Admissions: Course Leader and the Admissions Officer (College of Estate Management)

### **Support for students and their learning**

The University provides learning support for local students through the library, which, across its three sites, holds over a million volumes, subscribes to around 4,000 current periodicals. Students currently have no access to the University computers. It is a requirement of the course that students have personal access to a computer with internet facilities, both for the College's website and for the wealth of internet technical information.

Within the College of Estate Management further support is provided by direct email contact with subject tutors, web-based discussion forums through the use of a VLE and the provision of lecture notes and assignment answers on the College web pages. There is a Course Leader to offer advice on the choice of modules within the programme. The course administrators, Student Services staff and tutors (as appropriate) provide pastoral care. Text books, DVDs and CDs are currently provided to support the study material.

### **Career prospects**

The students are normally already in relevant employment and are using the Degree as a means of gaining a professional surveying qualification. The course is widely seen as enhancing career prospects but often leads students to further study at postgraduate level.

### **Opportunities for study abroad or for placements**

Not Applicable. As the programme is on a distance learning basis students are free to travel while they study and examinations can normally be arranged in most countries with sufficient notice.

**Programme Outcomes**

*Knowledge and Understanding*

<p><b>A. Knowledge and understanding of:</b></p> <ol style="list-style-type: none"> <li>1 the academic and theoretical principles specific for professional expertise in their chosen discipline.</li> <li>2 the technology required for constructing and maintaining a range of buildings and their associated services.</li> <li>3 the legal background to working in the construction industry.</li> <li>4 the economics relating to construction and property.</li> <li>5 the management of organisations and products</li> </ol>	<p><b>Teaching/learning methods and strategies</b></p> <p>The knowledge required for each module is contained in the study papers and supported by lectures, workshops and seminars. Study papers contain self assessment questions and answers. Feedback is given on assessed work only. In the later stages of the programme students are expected to research more beyond the study materials provided. Use is also made of video and the VLE.</p> <p><i>Assessment</i>          Knowledge is tested through a combination of coursework and unseen examinations. The final year includes a project which is a piece of individual research work.</p>
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*Skills*

<p><b>B. Intellectual skills – able to:</b></p> <ol style="list-style-type: none"> <li>1 think logically</li> <li>2 analyse and solve problems</li> <li>3 organise tasks into a structured form</li> <li>4 transfer appropriate knowledge and methods from one topic within a subject to another</li> <li>5 plan, conduct and write a report on an independent project</li> <li>6 utilise well developed transferable skills</li> <li>7 demonstrate critical appraisal and synthesis to problem scenarios</li> <li>8 develop integrative skills</li> <li>9 incorporate experiential knowledge.</li> </ol>	<p><b>Teaching/learning methods and strategies</b></p> <p>Logic is an essential part of a Building Surveyor’s skill in breaking down the sequence of constructing and evaluating work. Analysing and solving problems, both of a financial and contractual nature, are common activities in the day-to-day employment of a building surveyor. The format of the assignments and examination questions will generally be based around practical situations requiring problem solving. More straight forward problems will be used at the lower levels, but at Parts 3 and 4 students will be required to transfer the knowledge from previous modules and apply it to particular problems. Many building surveyors are involved in writing reports for clients either at feasibility stages or on completion. The project will develop independent research and report writing skills.</p> <p><i>Assessment</i>          Items 1 – 4 will be assessed during the assignments and examinations, with item 5 being tested in the project module at Part 4.</p>
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<p><b>C. Practical skills</b> – able to:</p> <ol style="list-style-type: none"> <li>1 give advice on the evaluation of the performance of buildings</li> <li>2 understand the factors influencing the viability of a project from inception to completion</li> <li>3 provide project information to enable refurbishment, conversion and restoration of existing properties</li> <li>4 give advice regarding appropriate building procurement and tender documents</li> <li>5 give a structural appraisal of existing buildings</li> <li>6 give advice on conservation schemes</li> <li>7 make an environmental appraisal of projects.</li> </ol>	<p><b>Teaching/learning methods and strategies</b></p> <p>Evaluation and performance of buildings are taught in the Building Technology modules with aspects of building pathology at Part 4. The Introduction to Property Law module provides the legal background to contracts, which is reinforced in the Project Cost Control module. The refurbishment, conversion and restoration of properties is developed in Part 4, and the viability and procurement methods are expanded in the Part 4 option, Construction Planning, Tendering and Finance.</p> <p><i>Assessment</i></p> <p>All assessment is in the assignments and examinations.</p>
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<p><b>D. Transferable skills</b> – able to:</p> <ol style="list-style-type: none"> <li>1 communicate effectively including using IT</li> <li>2 work as part of a team</li> <li>3 be self-motivated</li> <li>4 manage time</li> <li>5 develop CPD discipline, including web-based CPD</li> <li>6 develop a capacity for independent thought</li> <li>7 develop personal skills</li> <li>8 communicate using quantitative methods and information systems</li> <li>9 provide reasoned arguments related to building construction and creatively offer alternative and original solutions.</li> </ol>	<p><b>Teaching/learning methods and strategies</b></p> <p>The use of IT is embedded throughout the course both in communicating with the College as a research means and as a tool for word processing and spreadsheet calculations. The distance learning aspect of the course encourages self-motivation and time management and, due to the fact that most students are already in employment, it encourages the development of good CPD practice. Team working is difficult to encourage with this type of course but local study groups are encouraged and group exercises at face-to-face sessions are undertaken.</p> <p><i>Assessment</i></p> <p>Communication in the written form is assessed by assignments and examinations. The ability for independent thought is assessed in the project. The other skills are not directly assessed but their effective use will improve performance in modules.</p>
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**Please note - This specification provides a concise summary of the main features of the programme and the learning outcomes that a typical student might reasonably be expected to achieve and demonstrate if he/she takes full advantage of the learning opportunities that are provided. More detailed information on the learning outcomes, content and teaching, learning and assessment methods of each module can be found in the module description and in the student handbook.**