

Yr	October Semester	April Semester
1	Legal Studies (20 Credits) People & Organisational Management (20 Credits)	Economics (20 Credits) Building, Environment, Technology & Simple Construction (20 Credits)
2	Financial & Resource Management (20 Credits) Property Law (20 Credits)	Building, Environment, Technology & Framed Structures (20 Credits) Economics of Property & Construction (20 Credits)
3	Planning & Conservation (20 Credits) Project & Cost Control (20 Credits)	Building, Environment, Technology & Complex Projects (20 Credits) Design & Structures (20 Credits)
3/4	Work Based Learning Project* (40 Credits) This module is for apprenticeship students only. It spans years 3 & 4 and can be started in either April or October semester	
4	Building Pathology Elective modules (choose one from): (20 Credits) Construction Law Commercial Management in Construction Commercial Property Management Professional Surveying Practice	Building Surveying Practice Elective modules (choose one from): (20 Credits) Construction Project Management International Construction
4½	Project* (40 Credits) This module is for non-apprenticeship students only which can be started in either the April or October semester	

Core Modules
 Elective Modules

Standard route (part-time)
Accelerated route (full-time)

Year 1

Legal Studies (core)

Aims

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

This module aims to:

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

People and Organisational Management (core)

Aims

This module seeks to:

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Economics (core)

Aims

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

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

Assessment

	Weighting
Assessment 1: Coursework	60%
Assessment 2: Computer Marked Assessment	40%
	Pass mark: 40%

Building, Environment, Technology and Simple Construction (core)

Aims

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.

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Year 2

Financial and Resource Management (core)

Aims

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

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Property Law (core)

Aims

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Examination	60%
	Pass mark: 40%

Building, Environment, Technology and Framed Structures (core)

Aims

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

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Economics of Property and Construction (core)

Aims

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

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Year 3

Planning and Conservation (core)

Aims

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Project and Cost Control (core)

Aims

This module aims to provide the student with an understanding of the activities relating to project cost control within the scope of the building surveyor. The approach is to move chronologically through the pre-contract stages involving the preparation of cost information for a project from initial estimates to preparation of contractor's prices. The importance of considering life cycle costs and the maintenance management of a building are also considered. Sustainability and international factors in relation to their impact on cost are considered within various topics as appropriate. Contract documentation and administration are then considered together with post contract issues.

Assessment

	Weighting
Assessment 1: Outline proposal	10%
Assessment 2: Project report	90%
	Pass mark: 40%

Building, Environment, Technology and Complex Projects (core)

Aims

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

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Examination	60%
	Pass mark: 40%

Design and Structures (core)

Aims

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

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Year 4

Building Pathology (core)

Aims

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

Assessment

	Weighting
Assessment 1: Coursework	20%
Assessment 2: Coursework	80%
	Pass mark: 40%

Building Surveying Practice (core)

Aims

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Construction Law (elective)

Aims

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

Assessment

	Weighting
Assessment 1: Coursework	50%
Assessment 2: Coursework	50%
	Pass mark: 40%

Commercial Management in Construction (elective)

Aims

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

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Examination	60%
	Pass mark: 40%

Commercial Property Management (elective)

Aims

The aims of this module are:

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Examination	60%
	Pass mark: 40%

Professional Surveying Practice (elective)

Aims

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Coursework	60%
	Pass mark: 40%

Construction Project Management (elective)

Aims

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Examination	60%
	Pass mark: 40%

International Construction (elective)

Aims

This module aims to:

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

Assessment

	Weighting
Assessment 1: Coursework	40%
Assessment 2: Examination	60%
	Pass mark: 40%

Year 4 ½

Project (core for non-apprenticeship students)

Aims

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

Assessment

	Weighting
Assessment 1: Coursework [Assignment]	30%
Assessment 2: Coursework [Project Report]	70%
	Pass mark: 40%

Work Based Learning Project (Core for apprenticeship students)**Aims**

This module is for apprenticeship students only. This module requires students to demonstrate the relationship between relevant knowledge, skills and techniques acquired through the programme and the study of professional practice as derived from the workplace. Students need to demonstrate and communicate the details of the experience gained, together with an in depth consideration, mapping of the competency requirements and the ethical conduct needed for seeking professional body membership. Further, to build on that experience to develop specific research skills and techniques so that professional practice issues can be interrogated and independent areas of insight can be produced from combining practice and research. All students undertaking this module will be required to arrange an approved Supervisor (who will be internal or external to the workplace) and be in relevant employment whilst they are undertaking their studies.

Assessment

	Weighting
Assessment 1: Coursework [Portfolio of evidence]	30%
Assessment 2: Coursework [Portfolio of evidence]	30%
Assessment 3: Coursework (Project Report]	40%
	Pass mark: 40%