UNIVERSITY COLLEGE OF ESTATE MANAGEMENT

2019/20 Autumn entry

BSc (Hons) Building Surveying

Module information - standard route (4 years)

www.ucem.ac.uk

This table indicates the modules included in this programme and the structure which they follow.

Should you require further information about the modules, please contact **admissions@ucem.ac.uk**

4 years (standard route).
Duration is 57 months within an Apprenticeship Programme (including 48 months for the BSc (Hons) degree).*

Please note:
Students can either start in September or March. For the March module information sheet, please see our website.

Where considered necessary to do so at any stage, UCEM may seek to make variations to programme content, entry requirements and methods of delivery, and to discontinue, merge or combine programmes. This is subject to consultation with relevant students and other stakeholders, setting out the reasons for the proposed amendment(s), and compliance with the requirements of the UCEM Code of Practice on Programme Monitoring, Amendment, Review and Discontinuation. Should such an eventuality occur during the admissions and registration process, applicants will be informed immediately of any change and the alternative arrangements that have been put in place.

**The actual duration is determined by when the employer and UCEM deem the apprentice to be ready to undertake the RICS Assessment of Professional Competence (APC) end-point assessment.*

Yr	September Semester	March Semester
1	Legal Studies (20 Credits) People & Organisational Management (20 Credits)	Financial and Resource Management (20 Credits) Building, Environment, Technology & Simple Construction (20 Credits)
2	Design and Structures (20 credits) Digital Technologies (20 credits)	Environmental Science (20 credits) Construction Technology 2 (20 credits)
3	Project & Cost Control (20 Credits) Planning & Conservation (20 Credits)	Integrated Project 1 (20 credits) Integrated Project 2 (20 credits)
4	Building Pathology (20 credits) Professional Surveying Practice (20 credits)	Sustainable Management of Property (20 credits) Construction Project Management (20 credits)
	Project (40 Credits)	

■ ***Core Modules*** ***Standard route*** *(part-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 propertyindustry,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 & Organisational Management (core)

Aims

This module explores the question of "what is management?" and seeks to distinguish it from leadership. It explains the role and function of management within organisations in the construction and the built environment. It also considers the role of change as a central theme as organisations seek to come to terms with issues that are constantly impacting, both positively and negatively, on the people, management and the structures of organisations.

Assessment

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

Financial and Resource Management (core)

Aims

This module explains how managers within organisations in the construction and built environment sectors achieve organisational aims by 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%

Building, Environment, Technology & 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

The assessment methods for the following modules, which will be delivered from October 2020, are currently in design and will be confirmed closer to the time. The assessments will consist of a variety of methods including:

- assessed coursework (such as essays, reports, portfolios, reflections, problem or short questions or video presentations)
- computer marked assessments
- project submissions

Design and Structures (core)

Aims

This module covers key aspects of the theory and practice of design for buildings and building structures. It applies building technology theory and practice to straightforward design situations. The main study topics include the nature and relevance of design, design parameters, information and data, site analysis, spatial considerations, technology of fabric and services, building aesthetics. In addition, structural elements of design are introduced, looking at the theory and principles of structural calculation, and the requirements for building approval.

Digital Technologies (core)

Aims

The Digital Technologies module takes the R.A.T. model (Replacement, Amplification, Transformation) (Hughes, 2005) and applies it to the use of technology specific to surveying, construction management and architectural technology professions. This enables the student to begin defining what role technology plays in their studies and in the workplace, and to evaluate the worth of each piece for that digital world.

Environmental Science (core)

Aims

Environmental Science can cover many academic subjects related to the study of the environment: this module focuses on the understanding of how a building is affected both by its 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 studies are designed to give some insight into the interaction between people, policies and perceptions regarding the natural and built environments.

Construction Technology 2 (core)

Aims

This module covers the construction technology and environmental control of long span and high rise framed structures. It aims to enable the student to respond effectively and professionally to the following series of questions:

- What is the purpose of a building?
- What statutory & voluntary regulation applies?
- What are appropriate building performance criteria?
- How is the building constructed?
- Why is it constructed that way?

Year 3

Project & 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 stage, involving the preparation of an outline cost plan and approximate estimates, through to the contract and post contract stage of a project. The importance of considering lifecycle costs and the maintenance management of a building are covered, along with sustainability in relation to its impact on cost. Contract documentation and contract administration are then considered, together with post-contract cost control issues.

Planning & 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.

Integrated Project 1 (core)

Aims

This module enables students to consolidate their knowledge and skills gained from previous studies, and to work collaboratively in multi-disciplinary groups, within a project scenario.
The scenario will focus on preparation of a feasibility study for a client which provides reasoned advice on the potential for reconstruction or adaption of an existing commercial or industrial property for a new use. It provides the context for the further development of the study into Integrated Project 2.
Whilst BS and ADT students will have studied many of the same modules in their respective programmes, the scenario presents opportunities to demonstrate how each discipline can contribute to different elements of a feasibility study and for students to appreciate the strengths of each other's disciplines. Critically, this module provides an opportunity for elements of collaboration and personal reflection.

Integrated Project 2 (core)

Aims

This module enables students to consolidate their knowledge and skills gained from the previous module, working collaboratively in multi-disciplinary groups, within a project scenario.
The context of the project was set in the Integrated Project 1 module whereby students undertook due diligence work for a commercial or industrial building and provided feasibility advice to a client on the options available in terms of reconstruction or adaption of the property for a new use.
This second stage of the project is to identify procedures required for the adaption and refurbishment of the building based on a client's brief and to produce a scheme design for this and other associated data and documentation.
Whilst BS and ADT students will have studied many of the same modules in their respective programmes, the scenario presents opportunities to demonstrate how each discipline can contribute to different elements of a scheme design and for students to appreciate the strengths of each other's disciplines.

Year 4

Building Pathology (core)

Aims

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.

This module aims to:

- explain and analyse key mechanisms, symptoms and impacts of a range of common building defects;
- develop a critical, rational and well-informed approach to the diagnosis of a range of common building defects and their remediation;
- critically appraise issues relating to professional liability and defects analysis;
- develop critical thinking and excellence in communication skills related to the reporting of building defects and their remediation.

Professional Surveying Practice (core)

Aims

This module focuses on professional surveying practice relating to building surveying. It comprises the following fields of practice; issues relating to boundaries and neighbour disputes, including the Party Wall etc. Act 1996, access to neighbouring land, dilapidations, dispute resolution, and ethics and professional standards. The module builds on previous modules of law and construction technology, providing students with a greater level of academic and practical awareness within the context of global professional ethical standards.

Sustainable Management of Property (core)

Aims

This module aims to provide students with an appreciation of the essential link between the management of property – in terms of both utility and investment – and the business objectives of the client organisation. It considers the broader context of property management, in relation to clients, sustainability, legislation and the lifecycle of property. It also examines the nature of data required for an asset management plan and the collection of this.

Construction Project Management (core)

Aims

This module builds upon subjects studied in the earlier on the programme, and allows the exploration of 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 clients' and organisations that operate in a dynamic environment. The fundamental need for clients to enhance added value in their construction projects, and increasingly now to also improve the stakeholder utility, means that the CPM has a critical contribution to make in such a venture. 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. Furthermore, the paramount need of a holistic combination of knowledge, understanding, skills, techniques, maturity of scholarship and commercial vocational acumen is emphasised in this level 6 module.

Project (core)

Aims

This module aims to:

- recognise the knowledge and skills developed throughout the programme through a self-directed investigation into a chosen project;
- develop self-reflection;
- develop and apply research techniques to the detailed examination of an issue or activity within a project in either the workplace or the public domain.