

Building Surveying Practice

Module Descriptor

Module Code: BSU6BSP

Version: 5.00

Status: Final

Date: 22/07/2020

Summary Module Details

Module details

Module Title: Building Surveying Practice

Module Leader: Dean Bieganek

Module Mode: Supported online learning

Semester: Spring (UK)

Level: 6

Credits: 20

Learning Hours: 200

Contact & Study Hours:

Directed Study Time: 90hrs (45%)

Self-Directed Study Time: 50hrs (25%)

Assessment Study Time: 60hrs (30%)

Assessment Type:

Coursework: 100%

Computer Marked Assessment: 0%

Self-directed Research Project: 0%

Portfolio: 0%

Module Summary

This module focuses on building surveying practice. 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.

Taken on which Programme

BSc (Hons) Building Surveying (C)

Core (C) or Elective (E)

Module Aims

The module aims to:

- Build upon students' previously developed knowledge in order that they may be better able to address building surveying; in particular maintenance and adaptation;
- Advance the students' ability to recognise, analyse and remedy building maintenance and adaptation issues;
- Progress the students' ability to apply building surveying practice, maintenance and adaptation to different situations;
- Enable building maintenance on principles, materials, construction and specific situations;
- Encourage competence in professional building surveying skills.

Module Learning Outcomes

- LO1. Demonstrate a systematic understanding of the concepts and principles of building surveying and interpret them for current practice.
- LO2. Analyse, investigate and interpret qualitative and quantitative data and discuss the relevant legislation, regulation and standards.
- LO3. Critically evaluate arguments, assumptions, concepts and data; analyse and investigate problems; and develop reasoned technical arguments in order to identify a range of maintenance and adaptation solutions.
- LO4. Effectively communicate information, ideas, problems and solutions within the context of building surveying practice.

Indicative Module Content

Module topics

- **Introduction to Building Surveying**
National and International perspectives of building surveying and the context of maintenance and adaptation.
- **Introduction to Maintenance**
Introduces the concept of maintenance and considers the positive or negative impact that design can have on building maintenance.
- **Maintenance Policy and Strategy**
Considers how maintenance policy and strategy drive building maintenance.
- **Maintenance delivery**
Identifying, prioritising and presenting maintenance requirements.

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- **Maintenance organisation and management.**

How maintenance can be ascertained, accounted for and data created for decision making.

- **Maintenance procurement**

Maintenance departments, organisation and procurement of maintenance work.

- **Ethics, conduct and professionalism**

Defining what the expectations are of someone who is deemed to be 'professional' and the role of the RICS as a professional body in governing practice standards.

- **Client relationships**

Applying the guiding principles of professional and ethical practice to client relationships within the context of an assignment.

- **Building adaptation.**

Principles of building adaptation, the concept of the building lifecycle, obsolescence and the decisions that may be prompted by it.

- **Feasibility and the principles of conservation**

Feasibility of adopting or converting a building to a new use with particular reference to issues caused when working with historic fabric.

- **Opportunity, barriers and creativity**

Recognition of issues arising out of the adaptation of a range of buildings including industrial, office and ecclesiastical uses and the need for creative solutions.

- **Refurbishment, conservation and reuse**

Retaining buildings for their existing use and interpreting conservation philosophy in decision making.

- **Building adaptation, refurbishment and sustainability**

Climate change, impact of the built environment, assessments schemes and the drivers for change.

- **Historic estates**

Working with heritage buildings and historic fabric.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2, LO3, LO4	Assessment 1 Coursework	2,000 word or drawings and /or calculations/ text	40%
LO1, LO2, LO3, LO4	Assessment 2 Coursework	3,000 word or drawings and /or calculations/ text	60%

Module Pass Mark (as a weighted average of all assessments): 40%

Key Module Learning Resources

Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

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Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module website and is updated regularly to ensure materials are relevant and current.