

## BSc (External) Degree in Building Surveying

UCAS code: N/A

|  |   |
|--|---|
| Awarding Institution:                        | The University of Reading   |
| Teaching Institution:                        | The College of Estate Management                                      |
| Relevant QAA subject benchmarking group(s):  | Building and Surveying  |
| Faculty of Science (Construction Management) |   |
| Programme length:                            | 4 years for students entering Level 1 in December 2004                |
| Date of specification:                       | June 2004   |
| Programme Director:                          | Tim Mealing   |
| Board of Studies:                            | Joint with External BSc's in Estate Management and Quantity Surveying |
| Accreditation:                               | RICS, HKIS, SISV (to be sought)                                       |

### 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

The University's Strategy for Teaching and Learning has identified a number of generic transferable skills which all students are expected to have developed by the end of their degree programme. In following this programme, students will have had the opportunity to enhance their skills relating to career management, communication (both written and oral), information handling, numeracy, problem-solving, team working and use of information technology.

This will be demonstrated in the assignment and project work that the student submits and in the face-to-face sessions where appropriate. The distance learning aspect of the course also encourages self-discipline, self-motivation and good time management.

### Programme content

The profile that follows states which modules must be taken (compulsory modules), together with the lists of modules from which students may select their options.

#### Level 1A (Dec - Sept)

*Credits Level*

##### *Compulsory modules*

##### *Mod Code Module Title:*

|  |                                   |    |   |     |
|--|-----------------------------------|----|---|-----|
|  | Economics 1                       | 20 | C | HE1 |
|  | Introduction to Law               | 20 | C | HE1 |
|  | Building Technology 1 (Low rise)  | 30 | C | HE1 |
|  | People and Information Management | 20 | C | HE1 |

#### Level 1B (Dec - Sept)

##### *Compulsory modules*

##### *Mod Code Module Title*

|  |  |    |   |     |
|--|--|----|---|-----|
|  | Economics of the Construction Industry | 20 | I | HE2 |
|--|--|----|---|-----|

|                                   |    |   |     |
|-----------------------------------|----|---|-----|
| Building Technology 2 (High rise) | 30 | C | HE1 |
| Managing Products and Finance     | 20 | I | HE2 |
| Property Law                      | 20 | I | HE2 |

### **Level 2 (Dec - Sept)**

#### *Compulsory modules*

#### *Mod Code Module Title*

|                                  |    |   |     |
|----------------------------------|----|---|-----|
| Building Technology 3            | 30 | I | HE2 |
| Principles of Building Structure | 20 | H | HE3 |
| Project Cost Control             | 20 | H | HE3 |
| Planning Practice and Policy     | 20 | H | HE3 |

### **Level 3 (Dec - Sept)**

#### *Compulsory modules*

#### *Mod Code Module Title*

|   |    |   |     |
|---|----|---|-----|
| Building Pathology                          | 20 | H | HE3 |
| Building Technology 4 (Maintenance Systems) | 20 | H | HE3 |
| Project                                     | 30 | H | HE3 |

#### *Plus one from the following optional modules:*

|  |    |   |     |
|--|----|---|-----|
| Construction Law                             | 20 | H | HE3 |
| Environmental Law                            | 20 | H | HE3 |
| Construction Planning, Tendering and Finance | 20 | H | HE3 |
| Project Development and Strategy             | 20 | H | HE3 |
| Facilities Management                        | 20 | H | HE3 |

### **Progression requirements**

Each module is assessed to an overall 40% pass mark with assignments contributing 30% and examinations 70% of the available marks. There is no minimum requirement in either examinations or assignments.

Students who fail one module at Level 1A may proceed to Level 1B at the discretion of the Examinations Board. They may then have a further attempt at that module at the same time as sitting their Level 1B examinations.

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

Students who fail one module at Level 2 may proceed to Level 3 on the same basis as above.

Students who fail more than one module must pass the failed modules before proceeding to the next level.

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

### **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 and computer access to the College's

website and 'Blackboard' learning environment. All modules are assessed by a mixture of coursework and examinations with the exception of the project and dissertation at Level 3. Details are provided in the module specifications.

Only Level 3 contributes towards the overall assessment of the Degree.

Students who leave the course after level 1B with a minimum of 120 credits will be awarded a Certificate of Higher Education in Building Surveying, and those who leave after level 2 with a minimum of 240 credits will be awarded a Diploma of Higher Education in Building Surveying.

### **Admission requirements**

Entrants to this programme are normally required to have Grade C or better in English in GCSE or equivalent, and achieved one of the following:

- A-Levels with a minimum of 17 points calculated on the UCAS tariff
- Degree from a recognised institution
- HNC or HND with all merits. An additional point is given for a distinction in a module but a point is deducted for every pass module
- Professional qualification from an acceptable institution
- Certain armed forces qualifications or relevant work experience
- Scottish Higher (230 points)
- Irish Leaving Certificate (422 points)
- Related overseas qualifications
- Combinations of the above which also take account of the age and relevant work experience of the candidate at the discretion of the Course Director
- CEM Diploma in Surveying Practice.

**Admissions Tutor:** Tim Mealing (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, and has a range of electronic sources of information. 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 'Blackboard' and the provision of lecture notes, assignment answers and the option of submitting assignments on the College web pages. There is a Course Adviser 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, videos and audio tapes are currently provided to support the study material.

### **Career prospects**

This programme is to run in parallel with an already established course. 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 whilst they study and examinations can normally be arranged in most countries with sufficient notice.

### **Educational aims of the programme**

The programme aims to provide a thorough Degree level education in Building Surveying, with a sound understanding of the principles and practices required by the current profession. It aims to produce competent surveyors with the ability to progress to Professional status.

### **Programme Outcomes**

The programme provides opportunities for students to develop and demonstrate knowledge and understanding, skills, qualities and other attributes in the following areas:

***Please note:*** The specification that follows provides a concise summary of the main features of the programme and the learning outcomes that a typical student might reasonably expect 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 module and programme handbooks.

| <b>Knowledge and understanding</b>   |   |
|--|---|
| <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 audio tapes. The Blackboard VLE will provide any up-to-the-minute amendments.</p> <p><i>Assessment</i></p> <p>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>   |
| <b>Skills and other attributes</b>   |   |
| <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 Levels 2 and 3 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></p> <p>Items 1 – 4 will be assessed during the assignments and examinations, with item 5 being tested in the project module at Level 3. The study material includes the use of self-assessment questions (SAQs) to supplement the learning process.</p> |

**Skills and other attributes (continued)**

|  |   |
|--|---|
| <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><br/>           Evaluation and performance of buildings are taught in the Building Technology modules with aspects of building pathology at Level 3. 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 Level 3, and the viability and procurement methods are expanded in the Level 3 option, Construction Planning, Tendering and Finance.</p> <p><i>Assessment</i><br/>           All assessment is in the assignments and examinations.</p>  |
| <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><br/>           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 tutor groups are encouraged and group exercises at face to face sessions are undertaken.</p> <p><i>Assessment</i><br/>           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> |