

BSc 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):	Surveying
Faculty:	Faculty of Science
Programme length:	4 years
Date of specification:	December 2008
Programme Director:	Ewan Craig
Board of Studies:	CEM Board for the Undergraduate Courses
Accreditation:	RICS, HKIS, CIOB

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)*Compulsory modules**Mod Code Module Title:*

	<i>Credits</i>	<i>Level</i>	
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 Property and Construction	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	I	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
<i>Plus one from the following optional modules:</i>			
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
International Construction	20	H	HE3

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 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 with certain exemption and progression profiles may be allowed to do a combination of modules from different levels (excluding Level 3) in order to balance their workload between years of their course.

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, notwithstanding the balancing referred to above.

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.

The overall classification of the Degree is based upon Level 3 results, with due regard to Level 2 results in appropriate circumstances.

Students who leave the course after level 1B with a minimum of 120 credits will be awarded a Certificate of Higher Education, 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 obtained Grade C or better in English in GCSE or equivalent. In addition the College has undertaken to comply with the RICS threshold of 230 UCAS points or equivalent for 75% of entrants at Level 1A as from 1 December 2004. UCAS point equivalents can be attained through a range of qualifications including HND/HNCs, certain armed forces qualifications, professional qualifications from acceptable institutions, and partially completed degrees.

The College's Diploma in Surveying Practice is an automatic entry qualification as is any prior completed university degree.

Admissions Tutor: Pauline Makepeace (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 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 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 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:

Knowledge and Understanding

<p>A Knowledge and understanding of:</p> <ol style="list-style-type: none">1 the academic and theoretical principles specific for professional expertise in their chosen discipline.2 the technology required for constructing and maintaining a range of buildings and their associated services.3 the legal background to working in the construction industry.4 the economics relating to construction and property.5 the management of organisations and products	<p>Teaching/learning methods and strategies</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></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>
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Skills and other attributes

<p>B Intellectual skills – able to:</p> <ol style="list-style-type: none">1 think logically2 analyse and solve problems3 organise tasks into a structured form4 transfer appropriate knowledge and methods from one topic within a subject to another5 plan, conduct and write a report on an independent project6 utilise well developed transferable skills7 demonstrate critical appraisal and synthesis to problem scenarios8 develop integrative skills9 incorporate experiential knowledge.	<p>Teaching/learning methods and strategies</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.</p>
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Skills and other attributes (continued)

<p>C Practical skills – able to:</p> <ol style="list-style-type: none">1 give advice on the evaluation of the performance of buildings2 understand the factors influencing the viability of a project from inception to completion3 provide project information to enable refurbishment, conversion and restoration of existing properties4 give advice regarding appropriate building procurement and tender documents5 give a structural appraisal of existing buildings6 give advice on conservation schemes7 make an environmental appraisal of projects.	<p>Teaching/learning methods and strategies 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> All assessment is in the assignments and examinations.</p>
<p>D Transferable skills – able to:</p> <ol style="list-style-type: none">1 communicate effectively including using IT2 work as part of a team3 be self-motivated4 manage time5 develop CPD discipline, including web-based CPD6 develop a capacity for independent thought7 develop personal skills8 communicate using quantitative methods and information systems9 provide reasoned arguments related to building construction and creatively offer alternative and original solutions.	<p>Teaching/learning methods and strategies 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> 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>

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 programme handbook. The University reserves the right to modify this specification in unforeseen circumstances, or where the process of academic development and feedback from students, quality assurance processes or external sources, such as professional bodies, requires a change to be made. In such circumstances, a revised specification will be issued.