

BSc (External) Degree in Building Services Quantity 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 for students entering Level 1A
Date of specification:	April 2011
Programme Director:	Joe McCaffrey
Board of Studies:	CEM Board for Undergraduate Courses
Accreditation / Recognition:	RICS, HKIS (recognition)

Summary of programme aims

The proposed programme provides an additional pathway through the existing University of Reading validated BSc External Degree suite, which is delivered in a distance learning mode by the College of Estate Management. The existing suite comprises BSc programmes in:

- Quantity Surveying
- Estate Management
- Building Surveying
- Construction Management
- Property Management

The programme aims to provide students with a sound understanding of the principles and practices involved in the building services quantity surveying specialism, up to 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

All programmes in the suite comprise a combination of modules, some of which are common to two or more pathways and some of which are unique to a single pathway.

The following profile 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	Credits	Formerly	FHEQ
F101ECO	Economics 1	20	C	4
F102LAW	Introduction to Law	20	C	4
F103TEC	Technology 1(Low rise)	30	C	4
F107MAN	People and Information Management	20	C	4

Level 1B (Dec - Sept)*Compulsory modules*

Mod Code	Module Title	Credits	Formerly	FHEQ
F104TEC	Technology 2 (High rise)	20	I	5
F105ECO	Economics of Property and Construction	30	C	4
F108MAN	Managing Products and Finance	20	I	5
F114BSQ	Building Services QS Practice 1	20	I	5

Level 2 (Dec - Sept)*Compulsory modules*

Mod Code	Module Title	Credits	Formerly	FHEQ
F201TEC	Technology 3	30	I	5
F215BSQ	Building Services QS Practice 2	20	H	6
F217BSE	Building Services Economics	20	H	6
F218BSCP	Building Services Contract Procedures	20	I	5

Level 3 (Dec - Sept)*Compulsory modules*

Mod Code	Module Title	Credits	Formerly	FHEQ
F304LAW	Construction Law	20	H	6
F317PRO	Project	30	H	6
F321BSQ	Building Services QS Practice 3	20	H	6

Optional modules:

Mod Code	Module Title	Credits	Formerly	FHEQ
F311PTF	Construction Planning, Tendering and Finance (One from the following)	20	H	6
F312PDS	Project Development and Strategy	20	H	6
F319CON	International Construction	20	H	6
F320FM	Facilities Management	20	H	6

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

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

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. All modules are assessed by a mixture of coursework and examinations with the exception of the Project at Level 3. Details are provided in the module specifications.

The overall classification of the Degree is based upon Level 3 results. Level 2 results can be taken into consideration in appropriate circumstances.

Final awards will normally be based upon results at Level 3 according to the following criteria:

First Class

At least 60 credits at Level 3 with marks of at least 40

and

no credits at Level 3 at a mark below 30

and

[An overall weighted average at Level 3 of at least 70

or

An overall weighted average at Level 3 of at least 68, provided that half or more of the weighted credits have a mark in the range 70-100]

Second Class Division 1

At least 60 credits at Level 3 with marks of at least 40

and

no credits at Level 3 at a mark below 30

and

[An overall weighted average at Level 3 within the range 60.0-69.9

or

An overall weighted average at level 3 of at least 58, provided that half or more of the weighted credits have a mark of 60 or more]

Second Class Division 2

At least 60 credits at Level 3 with marks of at least 40

and

no credits at Level 3 at a mark below 30

and

[an overall weighted average at Level 3 within the range 50.0-59.9

or

An overall weighted average at Level 3 of at least 48, provided that half or more of the weighted credits have a mark of 50 or more]

Third Class

At least 60 credits at Level 3 with marks of at least 40

and

no credits at Level 3 at a mark below 30

and

[An overall weighted average at Level 3 within the range 40.0-49.9

or

An overall weighted average at Level 3 of at least 38, provided that half or more of the weighted credits have a mark of 40 or more]

Pass

At least 60 credits at Level 3 with marks of at least 35
and

[an overall weighted average at Level 3 within the range 35.0-39.9

or

An overall weighted average at Level 3 of at least 33, provided that half or more of the weighted credits have a mark of 35 or more]

In addition, any requirement to retake a module at Level 3 disqualifies students from Honours classification.

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 Services Quantity Surveying.

Admission requirements

Entrants to this programme are normally required to have obtained Grade C or better in GCSE English or equivalent. Acceptable equivalents are:-

- IELTS British Council test 6.0 (exceptionally grade 5.5 may be considered if the reading and writing elements are 6.0 or more, or with the approval of the Board of Studies)
- TOEFL 550
- Use of English A-level grade C or above
- Proof of prior University level study conducted in the English language medium
- English for academic purposes.

The English language requirements are interpreted strictly, due to the amount of written material supplied to students in the English language medium.

In addition, the College has undertaken to comply with the RICS threshold average of 230 UCAS points or equivalent. Acceptable equivalents are:-

- University degree, diploma or certificate,
- Degree or certificate from a recognised technological or other institution.
- Cognate HNC or HND at Pass level
- Non-cognate HNC or HND with all merits
- ONC or OND with all merits.
- Professional qualification from an acceptable institution
- Certain UK armed forces or civil service qualifications

Admissions Tutor: Pauline Makepeace (College of Estate Management)

Support for students and their learning

Teaching material for each module is provided in printed form and is also available on-line through the Virtual Learning Environment. College study materials are supplemented where necessary with carefully selected text books, DVDs, audio tapes and CDs.

Further support is provided through the College's Virtual Learning Environment. This offers web-based discussion forums, online study papers, example examination papers, lecture notes and assignment answers and access to a wide variety of electronic information sources. In addition students have direct email contact with module tutors, the Course Director and the course administrator. Students also have the option to submit assignments online.

It is a requirement of the course that students have personal access to a computer.

The University provides some 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.

The College is also working to build partnerships with selected overseas academic institutions in order to facilitate overseas students with both access to an academic library and locally based advice. Currently a partnership exists with the Hong Kong Cyber University, a division of the Hong Kong Polytechnic University.

The Course Director is available to offer advice on the choice of optional modules within the programme and, together with the Course Administrator, provides pastoral care.

Examinations are arranged at centres around the world as required and are administered on the College's behalf by the British Council.

Career prospects

Whilst relevant employment is not a course requirement it is strongly recommended. It is however expected that most students will be in relevant employment when they join the course, and will use the Degree as a means of gaining a professional surveying qualification. Although the College degree courses are widely seen as enhancing career prospects, they also frequently lead students to further study at postgraduate level.

Educational aims of the programme

The programme provides Degree level education in Building Services Quantity Surveying, and aims to equip graduates with a sound understanding of the principles and practices associated with the quantity surveying profession as practised in the building services industry, whether in private practice, the public service or in contracting organisations. Overseas students are given the opportunity, both in assignments and in examinations, either to take advantage of the standard documentation available in their own country (for example Standard Methods of Measurement and Standard Forms of Contract) or to use contemporary UK documentation.

The course aims to produce competent quantity surveyors with a specialised knowledge of building services, who have 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 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 beyond the study materials provided.</p> <p><i>Assessment</i></p> <p>Knowledge is tested through a combination of coursework and unseen examinations. The final year project 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 project.	<p>Teaching/learning methods and strategies</p> <p>Logic is an essential part of a QS's skill in breaking down the sequence of constructing, measuring 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 surveyor. The format of the assignments and examination questions will generally be based around practical situations requiring problem solving. More straightforward 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 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)

C Practical skills – able to:

- 1 give advice regarding appropriate procurement routes for building and building services work, and understand the pricing of tender documents
- 2 discuss building services issues with engineers, contractors and clients using an appropriate vocabulary and terminology.
- 3 measure and evaluate building services and associated construction work
- 3 understand the factors influencing the viability of a project and of particular types of buildings services installations from inception to completion
- 4 appreciate the methods to be used when resolving disputes under construction contracts

Teaching/learning methods and strategies

Procurement, measurement and evaluation are taught in the Building Services QS Practice modules and the Contract Procedures module. The Introduction to Law provides the legal background to contracts, which is reinforced in the Construction Law module. The building services QS practice modules develop technical skills and a detailed knowledge of the role and function of the building services quantity surveyor from Level 1B and 2 to more critical and analytical skills at Level 3. The viability of projects and associated building services installations is covered fundamentally in the Building Services Economics module and further expanded in the Project Development and Strategy module. Disputes arise at all stages of construction contracts and the legal modules build from a theoretical approach to problem solving at the higher levels.

D Transferable skills – able to:

- 1 communicate effectively including using IT
- 2 work as part of a team
- 3 be self-motivated
- 4 manage time
- 5 develop CPD discipline
- 6 develop a capacity for independent thought

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 tutor groups are encouraged and group exercises at face to face sessions are undertaken.

Assessment

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.

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 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 the Student Handbook and on the VLE.