

**BSc (External) Degree in Building Surveying**

UCAS code: N/A

Awarding Institution:	<b>The University of Reading</b>
Teaching Institution:	<b>The College of Estate Management</b>
Relevant QAA subject benchmarking group(s):	<b>Surveying</b>
Faculty:	<b>Faculty of Science</b>
Programme length:	<b>4 years for students entering Level 1A</b>
Date of specification:	<b>April 2011</b>
Programme Director:	<b>Ewan Craig</b>
Board of Studies:	<b>CEM Board for Undergraduate Courses</b>
Accreditation / recognition:	<b>RICS, HKIS (recognition), CIOB</b>

**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.

It can be seen that in total there are 360 credits; 120 at FHEQ level 4, 110 at FHEQ level 5 and 130 at FHEQ level 6.

**Level 1A (Dec - Sept)***Credits**Level**Compulsory modules*

<u>Mod Code</u>	<u>Module Title</u>		<u>Formerly</u>	<u>FHEQ</u>
F101ECO	<i>Economics 1</i>	20	C	4
F102LAW	<i>Introduction to Law</i>	20	C	4
F103TEC	<i>Technology 1( Low rise )</i>	30	C	4
F107MAN	<i>People and Information Management</i>	20	C	4

**Level 1B (Dec - Sept)***Credits**Level*

### Compulsory modules

<u>Mod Code</u>	<u>Module Title</u>		<u>Formerly</u>	<u>FHEQ</u>
F104TEC	<i>Technology 2 ( High rise )</i>	30	C	4
F105ECO	<i>Economics of Property and Construction</i>	20	I	5
F106LAW	<i>Property Law</i>	20	I	5
F108MAN	<i>Managing Products and Finance</i>	20	I	5

### Level 2 (Dec - Sept)

Credits

Level

#### Compulsory modules

<u>Mod Code</u>	<u>Module Title</u>		<u>Formerly</u>	<u>FHEQ</u>
F201TEC	<i>Building Technology 3</i>	30	I	5
F203PBS	<i>Principles of Building Structure</i>	20	H	6
F205PCC	<i>Project Cost Control</i>	20	H	6
F212PLN	<i>Planning Practice and Policy</i>	20	I	5

### Level 3 (Dec – Sept)

Credits

Level

#### Compulsory modules

<u>Mod Code</u>	<u>Module Title</u>		<u>Formerly</u>	<u>FHEQ</u>
F302TEC	<i>Building Technology 4 (Maintenance Systems)</i>	20	H	6
F309BP	<i>Building Pathology</i>	20	H	6
F317PRO	<i>Project</i>	30	H	6

#### Optional modules (one from):

<u>Mod Code</u>	<u>Module Title</u>		<u>Formerly</u>	<u>FHEQ</u>
F304LAW	<i>Construction Law</i>	20	H	6
F306LAW	<i>Environmental Law</i>	20	H	6
F311PTF	<i>Construction Planning, Tendering and Finance</i>	20	H	6
F312PDS	<i>Project Development and Strategy</i>	20	H	6
F319CON	<i>International Construction</i>	20	H	6
F320FM	<i>Facilities Management</i>	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 any 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 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, DVDs 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 while they study and examinations can normally be arranged in most countries with sufficient notice.

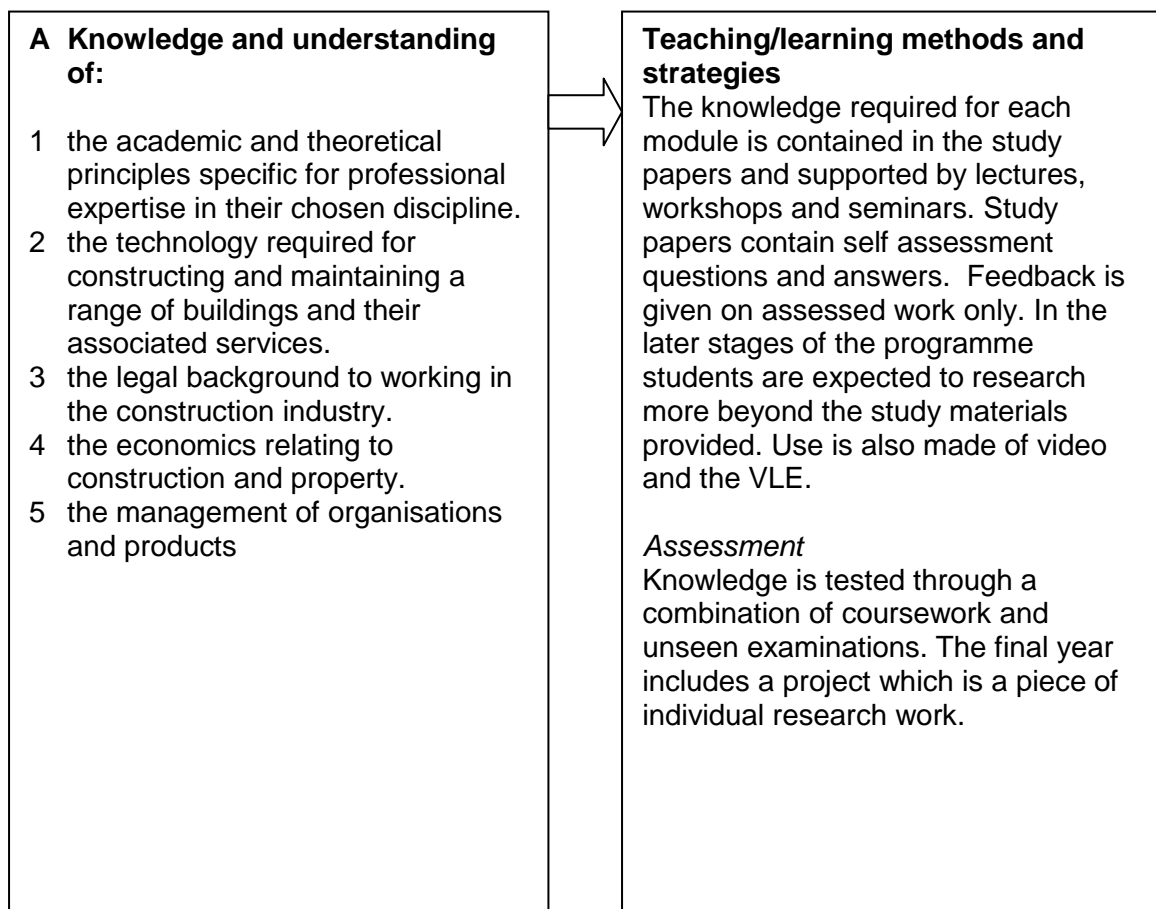
### **Educational aims of the programme**

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**



## Skills and other attributes

### **B Intellectual skills – able to:**

- 1 think logically
- 2 analyse and solve problems
- 3 organise tasks into a structured form
- 4 transfer appropriate knowledge and methods from one topic within a subject to another
- 5 plan, conduct and write a report on an independent project
- 6 utilise well developed transferable skills
- 7 demonstrate critical appraisal and synthesis to problem scenarios
- 8 develop integrative skills
- 9 incorporate experiential knowledge.

### **Teaching/learning methods and strategies**

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.

#### *Assessment*

Items 1 – 4 will be assessed during the assignments and examinations, with item 5 being tested in the project module at Level 3.

### **C Practical skills – able to:**

- 1 give advice on the evaluation of the performance of buildings
- 2 understand the factors influencing the viability of a project from inception to completion
- 3 provide project information to enable refurbishment, conversion and restoration of existing properties
- 4 give advice regarding appropriate building procurement and tender documents
- 5 give a structural appraisal of existing buildings
- 6 give advice on conservation schemes
- 7 make an environmental appraisal of projects.

### **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.

#### *Assessment*

All assessment is in the assignments and examinations.

**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, including web-based CPD
- 6 develop a capacity for independent thought
- 7 develop personal skills
- 8 communicate using quantitative methods and information systems
- 9 provide reasoned arguments related to building construction and creatively offer alternative and original solutions.

**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.

*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.

