

**Programme Title: BSc (External) Degree in Building Services Quantity Surveying**  
**UCAS code: N/A**

**For students entering Part 1 in 2012/2013**

Awarding Institution:	University of Reading
Teaching Institution:	College of Estate Management
Relevant QAA subject benchmarking group(s):	Construction, Property & Surveying
Programme length:	4 years for students entering Part 1
Date of specification:	June 2012
Programme Director/Leader:	Alan Jones
Programme Adviser:	
Board of Studies:	Undergraduate Board of Studies (CEM)
Optional Placement Year:	N/A
Accreditation:	Royal Institution of Chartered Surveyors; Recognised by Hong Kong Institute of Surveyors

**Summary of programme aims**

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**

During the course of their studies, all students will be expected to enhance their academic and personal transferable skills in line with the University's Strategy for Learning and Teaching. In following this programme, students will have had the opportunity to develop such skills, in particular relating to career management, communication, interpersonal skills, learning skills, numeracy, self management, use of IT and problem-solving, and will have been encouraged to further develop and enhance the full set of skills through a variety of opportunities available outside their curriculum.

**Programme content**

<b>Part 1 (Dec - Sept)</b>		<i>Credits</i>	<i>Level</i>
<i>Compulsory modules</i>			
Mod Code	<i>Module Title</i>		
F101ECO	Economics 1	20	4
F102LAW	Introduction to Law	20	4
F103TEC	Technology 1 (low rise)	30	4
F107MAN	People and Information Management	20	4
<b>Part 2 (Dec – Sept)</b>			
Mod Code	<i>Module Title</i>		
F104TEC	Technology 2 (high rise)	30	4
F105ECO	Economics of Property and Construction	20	5
F108MAN	Managing Products and Finance	20	5
F114BSQ	Building Services QS Practice 1	20	5
<b>Part 3 (Dec - Sept)</b>		<i>Credits</i>	<i>Level</i>
<i>Compulsory modules</i>			
Mod Code	<i>Module Title</i>		
F201TEC	Technology 3	30	5

F215BSQ	Building Services QS Practice 2	20	6
F217BSE	Building Services Economics	20	6
F218BSCP	Building Services Contract Procedures	20	5

**Part 4 (Dec - Sept)** *Credits*    *Level*

*Compulsory modules*

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

*Optional modules: (one from the following)*

Mod Code	Module Title		
F311PTF	Construction Planning, Tendering and Finance	20	6
F312PDS	Project Development and Strategy	20	6
F319CON	International Construction	20	6
F320FM	Facilities Management	20	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 Part 1 may proceed to Part 2 at the discretion of the Examinations Board. They may then have a further attempt at that module at the same time as undertaking their Part 2 modules.

Students who fail one module at Part 2 may proceed to Part 3 at the discretion of the Examinations Board. They may then have a further attempt at that module at the same time as undertaking their Part 3 modules.

Students who fail one module at Part 3 may proceed to Part 4 on the same basis as above.

Students with certain exemption and progression profiles may be allowed to do a combination of modules from different parts 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 part of the course, notwithstanding the balancing referred to above.

Students are allowed three attempts at each module at each part 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 Part 4. Details are provided in the module descriptors.

The overall classification of the Degree is based upon Part 4 results. Part 3 results can be taken into consideration in appropriate circumstances

Assessment classifications are as follows:

Mark	Interpretation
70-100%	First Class

60-69%	Upper Second
50-59%	Lower Second
40-49%	Third
<b>Failing categories</b>	
30-39%	Below threshold standard (BTS)
0-29%	Unsatisfactory work

Details of the Assessment, Progression and Award Regulations can be found in the CEM Academic Support section on the Virtual Learning Environment (VLE)

Late submission of coursework and extension of time:

Students who submit their coursework on or before the due date shown in the course timetable will receive the awarded mark in full. A student may submit an assignment up to seven days after the due date but will forfeit 10 of the awarded marks. An assignment received eight or more days after the due date without an agreed extension will be marked at zero. However, the student will receive feedback on the work with an indication of the standard achieved.

Applications for extensions of time are made initially to the Course Administrator who, acting under the delegated authority of the Course Leader, may grant up to seven extra days at his/her discretion. Only in exceptional circumstances may a later submission date be given, and applications must be made in writing to the Course Leader supplying written evidence in support. Students are limited to a maximum number of automatic extensions in any one registration period (see the Virtual Learning Environment for details).

Where an extension is agreed, this date becomes the new submission due date and the rules on forfeiture of marks apply from this date.

### **Admission requirements**

Entrants to this programme are normally required to have obtained:

Grade C or better in English and Mathematics at GCSE  
 UCAS tariff: 230 points (Two A-Level passes or equivalent)  
 BTEC National Certificates DD  
 BTEC National Diploma MMM  
 IB Diploma: 24 points

Applications below 230 UCAS points may be considered on merit.

Applications are welcome from international applicants and those coming from other educational routes.

Admissions: Admissions Committee (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.

### **Programme Outcomes**

#### *Knowledge and Understanding*

<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 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 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

<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> </ol>	<p><b>Teaching/learning methods and strategies</b></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 straight forward problems will be used at the lower years of the study, but at Parts 3 and 4 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> Items 1 – 4 will be assessed during the assignments and examinations, with item 5 being tested in the project module at Part 4.</p>
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<p><b>C. Practical skills – able to:</b></p> <ol style="list-style-type: none"> <li>1 give advice regarding appropriate procurement routes for building and building services work, and understand the pricing of tender documents</li> <li>2 discuss building services issues with engineers, contractors and clients using an appropriate vocabulary and terminology.</li> <li>3 measure and evaluate building services and associated construction work</li> <li>3 understand the factors influencing the viability of a project and of particular types of buildings services installations from inception to completion</li> <li>4 appreciate the methods to be used when resolving disputes under construction contracts.</li> </ol>	<p><b>Teaching/learning methods and strategies</b></p> <p>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 Part 2 and 3 to more critical and analytical skills at Part 4. 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.</p>
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<p><b>D. Transferable skills – able to:</b></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> </ol>	<p><b>Teaching/learning methods and strategies</b></p> <p>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></p> <p>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>
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**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 student handbook.**

Chair of Board of Studies	Balkees Noor-Mohamed
Signature (signed as Chair's Action)	
Date	08/08/2012