MASTER OF SCIENCE IN BUILDING SURVEYING WITH FACILITIES MANAGEMENT AWARDED BY BIRMINGHAM CITY UNIVERSITY

BIRMINGHAM CITY University

Programme Specification

Course Summary Information

1.	Course Title	MSc Building Surveying with Facilities Management
2.	Awarding Institution	Birmingham City University
3.	Professional Statutory or Regulatory Body (PSRB) accreditation (if applicable)	Royal Institution of Chartered Surveyors (RICS) Chartered Institute of Building (CIOB) Chartered Association of Building Engineers (CABE)

Course Description

The MSc Building Surveying programme with Facilities Management is designed to respond to the dynamic demands for sustainable management of the existing built environment and is accredited by the Royal Institution of Chartered Surveyors (RICS).

What's covered in the course?

The course is founded on the principal that participants intend to attain membership of the RICS. The programme therefore embraces the values of the RICS and reflects the requirements of the professional body in terms of core technical and professional skills and attributes. All students are expected to be student or graduate members of the RICS.

The Building Surveying course content and delivery is underpinned by the need to respond to the RICS Strategic Foresight 2030 report, including incorporation of the seven strategic pillars for the future within learning, teaching and assessment.

The course will provide you with a broad but solid foundation in the fundamentals of organising, managing, and designing work to existing buildings. It seeks to provide you with the knowledge and skills to meet the challenges presented by the globally evolving built environment marketplace.

This course focuses on developing and expanding the knowledge, understanding and ability of practitioners to respond to the challenges of the 21st century. You will receive a rigorous grounding in the advanced skills needed to operate at a high level in industry and become competent in the solving the problems and challenges you will face. You will also be able to add value to your decisions through a thorough analytical approach and be able to better implement them as a competent building surveyor.

The course encompasses the entirety of the property life cycle, allowing you to appreciate how decisions made in one aspect of a property's development and use can have a significant impact later on in the life cycle.

Course Awards

Name of Final Awards	Level	Credit Awarded
Master of Science Building Surveying with Facilities Management	7	180
Exit Awards and Credits Awarded		
Postgraduate Diploma Building Surveying with Facilities Management	7	120
Postgraduate Certificate Building Surveying with Facilities Management	7	60

Delivery Pattern

Mode of Study	Duration of the course
Full Time	12 months
Part Time	15 months

Course Learning Outcomes

1. The principles of building surveying and their application to sustain and enhance the existing build environment.
2. The principals and application of Facilities and Maintenance management.
3. The application of Building Information Management in relation to the existing built environment.
4. The place of building surveying activities in the context of regulatory framework.
5. The appreciation of building surveying activities in respect of sustainability, economics and social change.
6. Business and managerial approaches and skills that enable the successful implementation of appropriate techniques and technologies related to the role of the building surveyor.
7. Argue rationally and draw independent conclusions based on a rigorous, analytical and critical approach to demonstration and argument.
8. Synthesise theory and practice to design/implement a range of building surveying and facilities management solutions.

9. Interpret and critically evaluate knowledge, concepts and ideas and/or forms of creative expression in a suitably professional manner.

10. Apply interdisciplinary frameworks to the analysis and solution of complex built environment problems.

11. To demonstrate competence across RICS education outcomes as required by the surveying profession.

12. Access information from a range of sources, such as the internet, journals, books, research papers, and appraise its suitability for Master's level research.

13. Demonstrate the ability to work effectively, both autonomously and as a member of a team, and accept responsibility for actions taken. 15 To recognise professional values and ethics in informing surveying excellence. 16 Manage their time effectively and prioritise workloads.

14. Use multiple forms of communication and expression, employing them selectively, appropriately and effectively according to the specifics of the task.

15. To work professionally and ethically with other people and contribute to team goals.

16. To diagnose problems and identify solutions (individually and collectively).

17. Show confidence, self-awareness and self-reliance through critical reflection

Course Requirements

In order to complete this course, a student must successfully complete all the following CORE modules (totaling 180 credits):

Module Code	Module Name	Credit Value
BNV7136	Commercial Inspection and Surveying	20
BNV7132	Facilities Management (Theory)	20
BNV7133	Facilities Management (Practice)	20
BNV7137	Development Project	20
BNV7134	BIM for Existing Built Environment	20
BNV7143	Professional Practice	20
BNV7200	Individual Master's Project	60

Programme Synopsis

BNV7136 Commercial Inspection and Surveying

This module focuses on the key surveying competencies of building pathology, inspection and measurement of land and property. The module draws on the various aspects of these competencies and their inter-relational qualities to develop a cohesive approach to the undertaking of a variety of surveys. You will be exposed to the range of data collection and data management techniques, the variety of surveys available for commercial and industrial property as well as evaluating the construction and condition of the building and the impact this might have on the viable use of the

building. The need to collate information, integrate data from a variety of sources, reflect and formulate into a coherent professional report is a key employability skill.

BNV7132 Facilities Management (Theory)

The MSc Building Surveying with Facilities Management course has four key themes relating to Building Surveying (BS).

This module focuses on one of those themes, Facilities Management. The module seeks to develop your intellectual appreciation of theory and practice in the subject and how the subject contributes to the successful management of existing buildings.

The primary focus is developing critical thinking, lateral thinking and problem solving skills to enable you to make a well informed decision in the sphere of facilities management at both strategic and operational levels. This is in order to to enhance the modus operandi of day-to-day management of facilities and assets within them including but not limited to maintenance and project management of FM which is intrinsically client/organisational- focused.

The module seeks to further underpin, refine and reflect on your prior knowledge and experience in management fields bearing in mind a wide range complexities involved - physical, technological, spatial, legal and regulatory requirements and other peripheral FM activities which encompass all aspects of support, including buildings but extending to business services such as corporate travel, reprographics and logistical. The modules seeks primarily to address interrelated issues emanating from extrinsic demands: organisational–focused strategic decision and intrinsic demands: users - focused day-to-day operational issues.

You will apply academic theory in context to professional practice using successful organisation of space and infrastructure in the context of people and organisations. All of this with key stakeholders in mind and in line with the professional codes of practice and the RICS competencies for the role of the BS.

You will be encouraged to reflect on your practical experience with regard to the dichotomy of strategic vs operational issues in real-life scenario and to highlight areas of conflict in real life of building operation, management and maintenance in order to devise strategies to mitigate or overcome these conflicts.

BNV7133 Facilities Management (Practice)

This module builds upon current theory and practice in facilities management explored in the FM (1) module reinforcing skills in critical thinking and problem solving thereby enabling you to

demonstrate a knowledge and understanding of facilities management at both strategic and operational level; to demonstrate both a knowledge and understanding of the technical nature of building assets including but not limited maintenance contracts and project management of FM which is intrinsically client/organisational focused.

The module seeks to further underpin, refine and reflect on knowledge and skills acquired in the FM (soft) module through themed technological and mechanical subject areas as applicable to 'hard' FM and applied to practical case studies and/or scenarios framed within the professional codes of practice and the RICS competences for the role of the BS.

Through a themed lecture and subsequent seminar session, you will be encouraged to apply theory, knowledge and understanding to a particular case study or scenario and devise strategies to mitigate or overcome conflicts between strategic, statutory, financial and operational issues.

The course has four key themes relating to Building Surveying. This module focuses on the 'hard' aspects of Facilities Management. The module seeks to develop your intellectual appreciation of theory and practice in the subject and how the subject contributes to the successful management of new, existing and refurbished buildings.

BNV7137 Development Project

This integrative module enables you to apply knowledge gained in modules throughout the programme to a "real life" practical scenario based assessment. It will provide an understanding of the factors influencing development decisions and how to evaluate possible development solutions in the context of client requirements. You will work in interdisciplinary teams to meet the requirements of your client. The module encourages you to develop competence in evaluating information and will extend your communication and problem solving skills. These are all vitally important in a professional practice situation.

BNV7134 BIM for Existing Built Environment

This module aims to deliver knowledge and skills required to use BIM approach in managing existing built environment at a Post-graduate level. This module acts as a central platform where both latest construction technology and building management are inter-connected. The module aims to familiarise you with the BIM process through collaborating efficiently with different stakeholders, manage data and information and use of technology. This is in order to demonstrate the use of BIM to manage building facilities and assets after building completion. The module allows you to suggest multiple approaches to manage existing buildings through the use of BIM.

Against this backdrop, this module aims to: i) provide pragmatic guidance on how digital technologies are being utilised by stakeholders (e.g. Architects, Contractors, Clients and Facilities Management teams) during the whole life-cycle management of buildings and infrastructure; ii) present real life examples of digital technology applications in practice (achieved via on-site field

study and published case study research); iii) discuss the problems that occur with practice (e.g. interoperability and clash detection) and how such can be mitigated using innovative solutions; and iv) reflect upon how data and information can be transformed into business knowledge (of building's operations) to generate concomitant business intelligence and improved performance. The overarching objective is simple – to deliver cutting knowledge and skills required to use digital technologies to better manage the built environment at a post-graduate level. Consequently, the module provides a central platform to demonstrate how interconnected digital technologies are revolutionizing the management of individual buildings and SMART city development.

BNV7143 Professional Practice

The module enables you to understand the importance of working within the boundaries of established professional best practice. It focuses on the skills and competencies that are required in practice to meet professional standards and expectations. This includes ethics; stakeholder analysis; business presentation skills; negotiation; conflict management, team working; reflexivity etc. The module is designed to encourage action research and develop your capacity to address the changing needs of the built environment professions and the wider industry, giving you currency within the market.

The module also seeks to prepare you for the entry to the appropriate professional body (e.g. via RICS/RTPI Assessment of Professional Competence or equivalent) by identifying and addressing the key requirements of that task in a supportive environment.

BNV7200 Individual Master's Project

The purpose of the module is to enable you to undertake a sustained, in-depth and research-informed Level 7 project exploring an area that is of personal interest to you. In agreement with your supervisor, you will decide upon your topic which will take the form of a practical outcome (artefact) with accompanying contextual material. The main consideration when choosing your topic is that it must be aligned to the programme you are studying and informed by the research strategy of your school, and you should consider the relevance of this topic to your future academic or professional development.

At this level, you will be expected to work independently but you will receive additional one-to-one support from your supervisor, who will be familiar with your chosen topic area. As you progress on the module, extra support will be available and this may take the form of group seminars, workshops and online materials that will help to develop your project.

This module is an opportunity for you to further develop not only academically, but it will also help you to extend life-long skills and attributes that identify you as a Masters-level graduate of BCU. These include being a creative problem solver, entrepreneurial, professional and work ready, and having a global outlook. In the context of technology-related industries, this means

- Developing your ability to create work which demonstrates an advanced awareness of professional standards relevant to your discipline
- Extending your application of successful project planning, which may include budgetary and other relevant constraints
- Being innovative, experimental and pushing the boundaries of your discipline
- Being able to effectively self-evaluate and reflect critically on your work and its potential impact, placing it within the context of relevant debates within your chosen medium

Overall Student Workload and Balance of Assessment

Overall student *workload* consists of class contact hours, independent learning and assessment activity, with each credit taken equating to a total study time of around 10 hours. While actual contact hours may depend on the optional modules selected, the following information gives an indication of how much time students will need to allocate to different activities at each level of the course.

- *Scheduled Learning* includes lectures, practical classes and workshops, contact time specified in timetable
- *Directed Learning* includes placements, work-based learning, external visits, on-line activity, Graduate+,peer learning
- *Private Study* includes preparation for exams

The *balance of assessment* by mode of assessment (e.g. coursework, exam and in-person) depends to some extent on the optional modules chosen by students

Workload

30% time spent in timetabled teaching and learning activity

Activity	Number of Hours
Scheduled Learning	288
Directed Learning	490
Private Study	1022
Total Hours	1800

Balance of Assessment

Assessment Mode	Percentage
Coursework	83%
Exam	0%
In-Person	17%