

BACHELOR OF SCIENCE (HONS) IN BUILDING SURVEYING (TOP UP) AWARDED BY BIRMINGHAM CITY UNIVERSITY (BCU)

PROGRAMME SPECIFICATION

PROGRAMME PHILOSOPHY AND AIMS

The course focuses on the evolution of the Built Environment and the sensitivity in maintaining its historic fabric within the ever changing needs of society. Students are encouraged to examine the Natural and Built Environment from a holistic viewpoint. This systemic learning enables the students to fulfil their potential as custodians of buildings and their future.

The programme aims to provide learners with:

- a curriculum which brings together the study of building surveying in a broad based holistic manner, and the development of personal qualities of observation, analysis, judgement and communication.
- An understanding of theory and its application to professional practice, including skills in business and finance, leading to the development of the necessary qualities to pursue careers in Surveying.
- An ability to respond to the practical challenges presented by rapidly evolving technological, social and economic demands, as they apply to both the new and existing building stock.
- An appreciation of the needs of owners and users of buildings; and an ability to communicate with them effectively and sympathetically.
- Teaching and learning techniques which place emphasis on active and participative education.
- An opportunity to acquire some of the skills necessary for lifelong learning.
- A qualification accredited by the relevant professional bodies.

Intended learning outcomes and the means by which they are achieved and demonstrated:

Learning Outcomes

1. Knowledge and Understanding

KU1. past, current and emergent techniques used in the production of buildings, their upkeep and refurbishment;

KU2. building design, including aesthetic appreciation and functional considerations, with an awareness of the restrictions imposed by technological, legal, social and economic considerations;

KU3. contract administrative procedures, from inception to final accounts, relating both to the production of buildings and their maintenance;

KU4. legal systems with particular reference to contract, tort, land and administrative law as it relates to buildings and land use;

KU5. construction and economic theories, their application and relevance to life-cycle costing, maintenance and repair of buildings and land use;

KU6. business management systems and techniques appropriate to the building surveying profession;

KU7. contemporary information technology systems and applications including use of word processors, spreadsheet, databases and computer aided design appropriate to the built environment;

2. Intellectual Skills

IS1. analyse, critically evaluate and produce sound synthesis of the interrelating issues concerned with building surveying

IS2. use information proficiently and materials from a variety of sources

IS3. transfer learning study skills to new fields of the programme discipline

IS4. apply technical, economic, legal and other knowledge, theories and concepts to a diverse range of practical issues and problems

IS5. make critical judgements about the merits of differing approaches to problem solving

IS6. expose the strengths and weaknesses of technical and legal solutions, make and present a reasoned choice between them and offer alternatives

3. Practical Skills

PS1. act independently in constructing own learning models, plan and undertake tasks including working to deadlines, and accept accountability for own learning decisions statement 2

PS2. reflect on and appraise learning needs and adopt appropriate learning strategies

PS3. identify accurately and proficiently the issues which require research

PS4. apply effectively appropriate methodologies to a major, active learning project, using primary and secondary, paper and electronic sources

PS5. collect relevant information, assimilate knowledge, marshal a coherent and rational argument, and relate theory and practice

PS6. undertake, with guidance, speculation and exploration, seeking and making use of feedback

PS7. draw independent conclusions based on a rigorous, analytical and critical assessment of argument, opinion and data.

4. Transferable/Key Skills

TS1. understand and use with expertise and precision, orally and in writing, the English language in relation to issues within the building surveying profession

TS2. make effective oral and written presentations which are coherent and comprehensible to others

TS3. work with, and relate effectively to, others

TS4. manage time and prioritise workloads

TS5. access and make appropriate use of relevant numerical and statistical information

TS6. make effective use of relevant information technology, including a word- processing package, a spreadsheet package, the World Wide Web, e-mail, and electronic information retrieval systems

TS7. understand career opportunities

TS8. show confidence and self-awareness, reflect on own learning, be self-reliant and constructively self-critical

Learning teaching, and assessment methods used

1. Knowledge and understanding

Knowledge and understanding are acquired through formal lectures, seminars and other directed independent learning activities.

Knowledge is assessed, formatively and summatively, by a number of methods, including discussion, question and answer, web hosted forums, formal and informal tutorials, seminars, coursework, examinations (seen and unseen, open and closed book) and project work.

Assessment criteria are published at course and module level. Minimum standards of referencing are specified.

2. Intellectual skills

A range of real and theoretical case studies and problem-based learning scenarios are used across many subject areas and provides the major focus at final level.

Assessment includes individual and group presentations (oral and written), seminars, coursework and examinations (seen and unseen, open and closed book).

3. Practical skills

The acquisition of research skills is central to the learning strategy of the programme. Initiative and independence are fostered throughout, and develop incrementally as the course progresses.

Emphasis is placed on guided, self-directed and student-centred learning, with increasing independence of approach, thought and process.

Learners are encouraged to plan their own work schedules and are required to meet strict deadlines.

Diaries of work may be required in some modules, particularly project-based modules. Learners undertake an Honours Research Project in the final year.

4. Transferable/key skills

Transferable/core competencies are core to the learning strategy of the programme. They are pervasive, and are incorporated into modules and assessments as appropriate, e.g. team-working skills are fostered via seminars and other group-work.

The use of information technology is implicit and supported throughout the course, and is compulsory for some aspects of assessment.

Assessment methods include group-work, presentations, coursework, comprehensive study project and examinations (seen and unseen, open and closed-book).

PROGRAMME SYNOPSIS

1. Inter Professional Project

- Written group proposal
- Group presentation
- Produce an individual reflective report and action plan for future development.
- Interpretation of client brief
- Teamwork and interpersonal skills,
- Appreciation of different ways of working
- Report writing and presentation skills
- Critical self-reflection on personal and professional development needs

2. Commercial Surveys and Reporting

- Dilapidations including landlord and tenant law
- Due Diligence
- Access Audits and Party Walls
- Fire risk assessments
- Pre-acquisition surveys
- Condition surveys
- Reinstatement Cost Assessments for insurance purposes
- Dealing Fire and flood damaged properties
- Stock condition surveys and NDT

3. Defect and Structural Appraisal

- Corrosion, Deterioration of concrete
- Deleterious and hazardous materials
- HAC, Asbestos and Roofing
- Cladding and curtain walling
- Floors and screeds
- Profile metal sheeting
- Understanding BS design requirements
- Appraisal and Design of timber joists, Timber posts, Steel Beams, Steel columns

4. Conservation Issues in Practice

- Context of conservation at all scales from parts of buildings to landscapes
- Evolution of historic landscapes and structures
- Examining buildings, areas and landscapes
- Reviewing appropriateness of new uses for heritage assets, and design issues of building extensions, new technologies and new development in heritage areas
- The wider context of conservation: value to society; financial value; relationship to

tourism and heritage; relation to localism and community identity

5. Project and Maintenance Management

- Managing the different types of projects within the property and construction industry
- Programming and Planning
- Managing people
- Project finance and cost management
- Legal and regulatory compliance of project management
- Risk management
- Maintenance management
- Prioritizing Maintenance requirements
- Planned maintenance programmes

6. Building Surveying Practice

- RICS Building Surveying Competencies and the APC process
- CDM - The role and duties of the Building Surveyor
- Overview of Health and Safety legislation in respect of Design and construction
- Appointment for professional services
- Whole life costing
- Works progress and quality management
- Quantification and costing of construction works
- Project financial control and costing

7. Honours Research Project

- Research skills
- What is research, data collection/research techniques, research ethics, developing and delivering a research strategy,
- Writing interview questions and opportunity to conduct dummy interviews,
- Development of questionnaires/surveys and chance to test them,
- Opportunity to do site observations, make field notes, mapping skills.
- Individual research report/paper
- How to write an academic paper/technical report, referencing
- Methods of analysis,
- Specialist session/guest lectures on specific topic areas as required
- Individual research into agreed project