Course Specification

BSc (Hons) Building Surveying
EECU023

Faculty of Engineering Environment & Computing School of Energy, Construction & Environment

Please note: This specification provides a concise summary of the main features of the course and the learning outcomes that a typical student might reasonably be expected to achieve and demonstrate if s/he takes full advantage of the learning opportunities that are provided.

We regularly review our course content, to make it relevant and current for the benefit of our students. For these reasons, course modules may be updated.

More detailed information on the learning outcomes, content, and teaching, learning and assessment methods of each module can be found in the Module Information Directory (MID), student module guide(s) and the course handbook.

The accuracy of the information contained in this document is reviewed by the University and may be verified by the Quality Assurance Agency for Higher Education.
PART A Course Specification (Published Document)
BSc(Hons) Building Surveying

1. Introduction
The United Nations predicts a global population of nine billion by 2050. Consequently, construction professionals are increasingly being called upon to create and maintain the social and commercial infrastructure needed to accommodate such large-scale growth.

Building surveyors are involved in all aspects of property and construction, from overseeing huge commercial developments to planning domestic extensions, from maintaining heritage buildings to resolving planning disputes between landlords and tenants.

Building surveying is a multidisciplinary subject, encompassing the fields of building pathology, construction technology, surveying techniques, design and specification, conservation and restoration, measurement of land and property, legal and regulatory compliance, contract administration, costing of construction works.

This professionally accredited course is designed to equip you with the knowledge and skills to give expert advice on construction, maintenance, repair and refurbishment of buildings, always ensuring compliance with statutory regulations. What’s more, we will encourage you to develop the innovation and creativity required to tackle the complex problems now facing the industry around space, sustainability, cost and resilience, thanks to the growing instability of the world’s climate.

A unique aspect of the BSc (Hons) Building Surveying course and a very good reason to choose Coventry University is our access and use of our simulation centre which is located on our main campus. The facility allows us to simulate ‘real life’ construction scenarios and engage our students in role play. A control room in the simulation centre monitors the activity of students via cameras allowing staff to provide immediate feedback. Simulated exercises help to prepare our building surveying students for the challenges of the professional world and ease the transition into the workplace after graduation.

You will be taught by staff with academic and professional experience in building surveying, architectural practice, civil engineering and the construction industry, having worked in a variety of professional roles such as building surveying, quantity surveying, construction management, architectural technology and a wide range of professional organisations. We also have a strong portfolio of industry-related research, particularly in the areas of low carbon building technology, sustainable construction materials and engineering education, which ensures you stay abreast of new technologies and emerging issues. Many of our staff are active researchers and consultants to Royal Institution of Chartered Surveyors (RICS).

Teaching is highly practical; throughout the course, you will draw on real-life case studies, such as undertaking a real building survey for a client and presenting your findings to their asset management team, and you will participate in integrated project work, where theory is put into practice as soon as it is learned.

- We enjoy excellent links with employers like Baily Garner, Severn Trent Water and Malone Associates, many of whom provide direct input into course development as members of our Building Advisory Boards.
- Full accreditation from the Royal Institution of Chartered Surveyors (RICS), which is a requirement on the path towards membership of the RICS.
- Common first year makes it possible to transfer to Architectural Technology, Construction Management, Quantity Surveying or Commercial Management in the second year if you wish.
- Opportunity to gain additional professional qualifications as well as your degree – an Autodesk certificate in Computer Aided Design (CAD) and undergo a Building Research Establishment Energy Assessment Method (BREEAM) to become an Accredited Graduate (BREEAM AG).
- Apply for a full year work placement which can count towards your professional Chartered status.
- Expert visiting lecture series, which has previously featured a professional building pathologist, who delivered sessions on damp investigation and remediation.
- Study on shared modules alongside students on a wide range of other professional disciplines, such as, construction management, architectural technology, quantity surveying, building services engineering and civil engineering, reflecting the interdisciplinary nature of today’s construction industry.
  Collaborative links with universities in 20 countries around the world, giving you the chance for you to spend part of your studies abroad
### 2 Available Award(s) and Modes of Study

<table>
<thead>
<tr>
<th>Title of Award</th>
<th>Mode of attendance</th>
<th>UCAS Code</th>
<th>FHEQ Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>BSc (Hons) Building Surveying</td>
<td>FT 3 years, FT 4 years*, PT 5 years, SW 4 years</td>
<td>K230</td>
<td>6</td>
</tr>
<tr>
<td>Fallback Awards:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BSc Building Studies</td>
<td>FT 3 years, FT 4 years*, PT 5 years, SW 4 years</td>
<td>N/A</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>*Denotes year study abroad</td>
<td></td>
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</tr>
</tbody>
</table>

### 3 Awarding Institution/Body
- Coventry University

### 4 Collaboration
- Not applicable

### 5 Teaching Institution and Location of delivery
- Coventry University

### 6 Internal Approval/Review Dates
- Date of approval: February 2017
- Date for next review: February 2026

### 7 Course Accredited by
- BSc (Hons) Building Surveying is accredited by the Royal Institution of Chartered Surveyors (RICS)

### 8 Accreditation Date and Duration
- RICS operate an annually renewable partnership arrangement. Accreditation is therefore offered on a perpetual basis.

### 9 QAA Subject Benchmark Statement(s) and/or other external factors
- BSc (Hons) Building Surveying:

  Building Surveying must satisfy requirements of RICS. No formal framework exists however this is discussed and agreed during the annual partnership arrangement as identified in section 8 above.

### 10 Date of Course Specification
- January 2017
- Date of last revision: April 2016

### 11 Course Director
- BSc (Hons) Building Surveying – Araz AGHA
**12 Outline and Educational Aims of the Course**

The specific aims of the provision have evolved over many years and the BSc (Hons) Building Surveying Course has been provided in order to reflect the changing structure of the industry and to equip students to meet the future challenges as well as to take advantage of current thinking as to best practice in education.

The specific course aims are as follows:

1. to ensure that the BSc (Hons) Building Surveying Course at Coventry University maintains a position at the forefront of higher education in building by satisfying the requirements of the Construction Industry and Profession at both national and international levels;

2. to provide an up to date curriculum which meets the needs of the Building Surveying profession in order that graduates will succeed in chosen career directions;

3. to allow the students enrolling on the course with a wide range of academic attainments to achieve their academic and personal development potential;

4. to satisfy the academic requirements of the Royal Institution of Chartered Surveyors (RICS) in order that graduates may enjoy the benefits of course accreditation, thus allowing them to gain chartered status in a professional institution.

5. to satisfy the needs of students wishing or needing to study on a full time, sandwich or part time basis and accommodate the changing circumstances of individuals by allowing them to vary their mode of study;

6. to be of benefit to the community at large by providing graduates whose employment in the built environment, as well as other spheres of employment, is to the national and international good.

7. to provide opportunities for students on undergraduate courses to study alongside colleagues from other construction related disciplines in integrated project work and other common modules which simulate the environment in which they will work upon graduation.

**Fallback award for degree courses: BSc Building Studies**

Students awarded the degree in Building Studies will have satisfied the majority of the requirements of the course on which they initially chose to study. As such, despite the fact that their award is not accredited by the appropriate professional institution, they will have reached a graduate level of attainment in a programme of study based on an up to date curriculum highly relevant to the construction industry of today. They will thereby be well equipped to embark on a professional career in construction practice.


**13 Course Learning Outcomes**

A student who successfully completes the BSc (Hons) Building Surveying course will have achieved the following Course Learning Outcomes.

1. Knowledge and understanding of the key concepts, theories and principles used in construction, property and surveying. These will include legal principles; design, construction technology, performance of buildings; building defect identification and analysis; building adaptation; historic buildings and application of building surveying techniques.

2. The ability to work effectively with others within the context of a multidisciplinary team respecting the respective inputs from fellow professionals, client(s), and other stakeholders and reflecting on one's own performance and role within the team.

3. Knowledge and application of contemporary global issues facing the building surveying profession and driving change within it, for example, the sustainability/environmental agenda.

4. Knowledge and application of professional ethics, their impact on the operation of the building surveying profession and their influence on the society; conflict avoidance/dispute resolution; communities and the stakeholders with whom they have contact.

5. The ability to present quantitative and qualitative information, together with analysis, argument and commentary, in a form appropriate to the intended audience, including appropriate acknowledgement and referencing of sources.

6. The ability to produce professional reports in accordance with published conventions and/or client expectations.

7. Skills that promote safe working environments and safe buildings for habitation and use.

8. Select and use effectively a range of appropriate means of communication including information technology

**14 Course Structure and Requirements, Levels, Modules, Credits and Awards**

Modules within the course, their status (whether mandatory or optional), the levels at which they are studied, their credit value and pre/co requisites are detailed in the tables at the bottom of this section.

The BSc (Hons) Building Surveying Course may be studied via the following modes of attendance: full-time, sandwich and *part-time (*from stage 2 onwards). Part time students study alongside full time and sandwich students, the timetable is arranged to facilitate part time students to study approximately half of a full-time stage of study in any one academic year.

The course structure is detailed in tables at the bottom of this section.

The course is covered by the University's Regulations.  [http://www.coventry.ac.uk/life-on-campus/the-university/key-information/registry/academic-regulations/](http://www.coventry.ac.uk/life-on-campus/the-university/key-information/registry/academic-regulations/)
(a) BSc (Hons) Building Surveying

With the exception of one course specific practice module the BSc (Hons) Building Surveying course shares a common first stage which with BSc (Hons) Architectural Technology, BSc (Hons) Construction Management and BSc (Hons) Quantity Surveying and Commercial Management which permits students to transfer from one course to another at the end of the first year of full time study, subject to academic performance and approval by Course Directors. Experience suggests that this is a valuable feature since many students are unsure of their preferred career route at the commencement of their studies. This facility is also subject to restrictions imposed by professional bodies.

On entry to the second stage, students continue to receive material common to all building disciplines in some modules, but in this and the final stage, the majority of their course relates to the study of material specific to the building surveying discipline, in particular Building Pathology and Building Adaptation.

The course structure is represented in the tables at the bottom of this section and the course is accredited by The Royal Institution of Chartered Surveyors.

The conditions for this award are given in Section 14.5

(b) BSc Degree in Building Studies

This degree is provided for students who fail to pass sufficient mandatory modules to be awarded the degree referred to in (a) above. These awards are not accredited by any professional institution.

The conditions for the awards of BSc (Hons) and BSc in Building Studies are given in Sections 14.6

14.1 Add+vantage scheme

As required by University regulations, students will take one 10 credit Add+Vantage module at each of the three stages. The Add+Vantage scheme is a University initiative for broadening students’ studies. It is a large collection of 10 credit modules. Students are required to take one of these at each level of their degree (though part-time students are exempt). The modules offer scope for study in a wide variety of areas, many linked to ‘graduateness’ and ‘employability’. The scheme includes languages, law, advanced IT and mathematical skills.
14.2 Contact with Practice (CP Credits)

For the award of an honours degree, the University regulations require students to gain 120 credits at each academic level of study. 110 credits are earned via the mandatory modules that form part of the building surveying course. Full-time students gain the extra 10 credits from the University’s scheme of Add+Vantage modules. Part-time students who choose not to participate in the advantage scheme can gain the extra credits they need in the form of CP credits.

To earn CP credits, students arrange an event or experience that will allow them to review and reflect on their own work experience and benefit others by giving them a flavour of the construction industry – a contact with practice.

14.3 Progression through the Degree

To progress from stage 1 to stage 2 and from stage 2 to stage 3 of the course students must normally pass all modules. Students who fail to pass sufficient modules to progress will be considered under the Academic Regulations. The outcome will be at the discretion of the Programme Assessment Board (PAB). Due to professional accreditation, and comparison across the undergraduate degrees within the School, only certain modules can be condoned by the PAB. The detail of condonable modules is shown in the tables at the bottom of this section.

Failure to achieve a pass in the level 1 and level 2 zero credit rated academic skills modules 1015EXQ and 2018EXQ will not prevent a student from progressing to the next stage, if all other requirements for progression have been met.

14.4 Professional Training or Study Abroad and the award of Sandwich degrees (Optional)

Students are strongly advised to avail themselves of the ‘sandwich’ as opposed to the ‘full-time’ mode of study, the principal benefits being that the employment experience makes students more employable and they gain a wider knowledge of their chosen building discipline.

To be awarded a sandwich degree, students must study and pass Module 250EC/2001CEM in undertaking a work placement or 240EC/2002CEM if studying abroad. Satisfactory completion of this module will provide an extra 40 level 2 credits but marks are not included in the degree classification calculation. 240EC/2001CEM or 250EC/2002CEM cannot be used in the degree classification.

Studying Abroad - The full time route allows students to spend a year abroad between stage 2 and the final stage of their course. Students opting to take this route may undertake a placement under the Erasmus exchange scheme or other study abroad routes (i.e. for study placements outside the EU), or a work placement under the Erasmus work placement scheme or on their own initiative (i.e. for work placements outside the EU).

Alternatively, they may choose to combine a period of study with a period on placement. Students undertaking a work placement/internship will register on module 250EC/2001CEM whilst those undertaking a period of study abroad will register on module 240EC/2002CEM. Students who successfully complete the assessment associated with these modules will receive 40 credits at level 2 but marks are not included in the degree classification calculation.

14.5 Conditions for the award of an honours degree in Building Surveying:

The award of an honours degree from this course requires:

(a) a pass or exemption given in all mandatory modules, and;
(b) the minimum number of module passes required for the award as indicated by the Academic Regulations.

NB. The classification calculation is detailed in the Academic Regulations. 240EC or 250EC cannot be used in the degree classification. The detail of condonable modules are shown in the tables at the bottom of this section.
14.6 Conditions for the fallback award of BSc Building Studies (unclassified)

This fallback award is provided for students who do not pass sufficient mandatory modules to be awarded the named degrees referred to above. The BSc Building Studies degree (unclassified) is not accredited by any professional institutions.

The award of this unclassified degree requires the minimum number of credits indicated in the Academic Regulations.

Cascade of awards according to the level of achievement:

BSc (Hons) Building Surveying
  ↓
BSc Building Studies
  ↓
Diploma of Higher Education
  ↓
Certificate of Higher Education
<table>
<thead>
<tr>
<th>Module credit level</th>
<th>Module Code</th>
<th>Title</th>
<th>Credit Value</th>
<th>Mandatory/Optional</th>
<th>Condonable Y/N</th>
<th>Course Learning Outcomes</th>
<th>Pre-requisite</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>1008EXQ</td>
<td>Design Studies (Building)</td>
<td>20</td>
<td>M</td>
<td>Yes</td>
<td>1,3,6,7 &amp; 8</td>
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<tr>
<td>4</td>
<td>1011EXQ</td>
<td>Building Practice – Building Surveying</td>
<td>20</td>
<td>M</td>
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<td>1,2,3,4,6,7 &amp; 8</td>
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<tr>
<td>4</td>
<td>1012EXQ</td>
<td>Construction Technology and Building Materials</td>
<td>20</td>
<td>M</td>
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<td>1,2,3,6 &amp; 7</td>
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</tr>
<tr>
<td>4</td>
<td>1014EXQ</td>
<td>Group Project 1</td>
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<td>1,2,3,5,6,7 &amp; 8</td>
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<tr>
<td>4</td>
<td>1015EXQ</td>
<td>Academic and Professional Development Skills</td>
<td>0</td>
<td>M</td>
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<td>2,4,5,6 &amp; 8</td>
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<tr>
<td>4</td>
<td>1016EXQ</td>
<td>Construction Technology and Building Science</td>
<td>30</td>
<td>M</td>
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<td>1,3,5 &amp; 7</td>
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<td>4</td>
<td>Add+Vantage</td>
<td>(Student choice)</td>
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<tr>
<td>5</td>
<td>2016EXQ</td>
<td>Law for Construction Professionals</td>
<td>20</td>
<td>M</td>
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<td>1,4 &amp; 7</td>
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<tr>
<td>5</td>
<td>2017EXQ</td>
<td>Group Project 2</td>
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<td>Yes</td>
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<tr>
<td>5</td>
<td>2018EXQ</td>
<td>Academic and Professional Development in Practice</td>
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<td>M</td>
<td>No</td>
<td>2,4,5,6 &amp; 8</td>
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<tr>
<td>5</td>
<td>2019EXQ</td>
<td>Construction Technology</td>
<td>20</td>
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<td>No</td>
<td>1,2,3,6,7 &amp; 8</td>
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<tr>
<td>5</td>
<td>2020EXQ</td>
<td>Building Surveying Practice - Pathology</td>
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<td>5</td>
<td>2021EXQ</td>
<td>Building Surveying Practice - Adaptation</td>
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<td>5</td>
<td>2022EXQ</td>
<td>Architectural Development and Planning</td>
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<td>M</td>
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<td>1,2,3 &amp; 6</td>
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<tr>
<td>5</td>
<td>Add+Vantage</td>
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<td>M</td>
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<td>5 (SW)</td>
<td>240EC</td>
<td>Study Abroad Year</td>
<td>40</td>
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<td>No</td>
<td>1,2,3,4,5,6,7 &amp; 8</td>
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<td></td>
<td>2002CEM²</td>
<td>International Experience Year</td>
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<td>O</td>
<td>No</td>
<td>1,2,3,4,5,6,7 &amp; 8</td>
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<tr>
<td>5 (SW)</td>
<td>250EC</td>
<td>Professional Training</td>
<td>40</td>
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<td>1,2,3,4,5,6,7 &amp; 8</td>
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<tr>
<td>5 (SW)</td>
<td>2001CEM²</td>
<td>Professional Training Year</td>
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<td>Code</td>
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<tr>
<td>3016EXQ</td>
<td>Contract Management</td>
<td>20</td>
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<td>2,4 &amp; 6</td>
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<td>3019EXQ</td>
<td>Group Project 3</td>
<td>20</td>
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<tr>
<td>3020EXQ</td>
<td>Applied Building Surveying</td>
<td>20</td>
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<td>3022EXQ</td>
<td>Historic Buildings</td>
<td>20</td>
<td>M</td>
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<td>3023EXQ</td>
<td>Research Dissertation</td>
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<td>M</td>
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<td>3024EXQ</td>
<td>Research Practice and Communication</td>
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<td>M</td>
<td>No</td>
<td>4,5 &amp; 6</td>
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<tr>
<td>Add+Vantage</td>
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<td>10</td>
<td>M</td>
<td>No</td>
<td></td>
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</tbody>
</table>

Notes: 1. The sandwich year modules 240EC and 250EC, and the zero credit skills modules, are listed on the student's final degree transcript, but do not count towards the degree classification. These modules are for students who first enrolled before Sept 2018 only.

2. Students who enrol from Sept 2018 will undertake new modules 2001CEM or 2002CEM.
15 Criteria for Admission and Selection Procedure

First Year Entry

BSc (Hons) Building Surveying

Entry requirements to the first year of the course require that candidates will normally be 18 on the 31 December of the year of entry and should normally meet the entry requirements of their select course as detailed on our University website: [http://www.coventry.ac.uk/study-at-coventry/course-search/](http://www.coventry.ac.uk/study-at-coventry/course-search/)

Non-native English speakers require an IELTS score of 6.0 or equivalent.

Direct entry to second year

An applicant possessing an appropriate HND or HNC or other equivalent qualification in a construction discipline from another institution with a merit profile or better will be considered for stage 2 direct entry onto the BSc (Hons) Building Surveying course.

UCAS entry profiles may be found by searching for the relevant course on the [UCAS website](https://www.ucas.com), then clicking on 'Entry profile’

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16 Academic Regulations and Regulations of Assessment

This Course conforms to the standard [University Regulations](http://www.coventry.ac.uk/) which requires the internal moderation of all assessments.

External Examiners are appointed for all named University awards. The role of the External Examiner at module level is to ensure that academic standards are in line with national norms for the subject. External Examiners undertake the moderation of examination papers and assessment tasks, and view representative samples of work for the modules for which they have responsibility. At course level, External Examiners help to ensure fairness in the consideration of student progression and awards. They have the right to comment on all aspects of the assessment system and participate as full members of the assessment boards.

The Pass mark for all modules is 40%. This overall module mark may comprise more than one component (e.g. coursework and exam). The individual module descriptors give the precise pass criteria and the weighting of the component marks that contribute to the overall module mark.
On Undergraduate courses, the Honours classification boundaries for First Class, Upper Second Class, Lower Second Class and Third Class are 70%, 60%, 50% and 40% respectively.

7 Indicators of Quality Enhancement

The following are key indicators of quality and standards:

- The BSc (Hons) Building Surveying course has been designed in accordance with the QAA benchmark statements for Construction, Property & Surveying and relevant aspects of Construction as appropriate.
- The School has a strong portfolio of industry-related research, particularly in the areas of low carbon building technology and sustainable construction materials, and engineering education.
- All courses in the School are accredited (or are seeking accreditation) from the relevant professional institutions.
- All staff who teach on the course are active in scholarship/research and have a range of professional experience in building surveying practice, architectural practice, civil engineering, the construction industry and related art and design disciplines.
- The School has excellent links with local employers through our Building Advisory Board. These local employers provide input to course management, delivery and development.
- Within the School the record of students gaining employment in the construction industry is excellent, notwithstanding the current economic climate (93% in 2016).
- The 2015-16 National Student Survey (NSS) reported a 95% overall student satisfaction average for the School of Energy, Construction and Environment.

QAA

- The University's quality procedures were confirmed by a QAA Higher Education Review in 2015.
- There is a diverse and active range of research activities influencing courses in most areas of the Faculty.
- All of the existing courses carry external professional recognition;
- Strong and regular industry input to the subject-base. This is achieved in many ways, for example through the long-stranding advisory boards, industry-focused collaborative research initiatives and use of guest speakers from industry.
**18 Additional Information**

Enrolled students have access to additional, key sources of information about the course and student support including:

- Student Handbook
- Course Handbook
- Module Guides
- Moodle Course & Module Webs
- Module Information Directory [https://webapp.coventry.ac.uk/Mi dWebNext/Main.aspx](https://webapp.coventry.ac.uk/MidWebNext/Main.aspx)
- EC Student Portal [https://students.coventry.ac.uk/EC/Pages/Home.aspx](https://students.coventry.ac.uk/EC/Pages/Home.aspx)
- Coventry University Student Portal [https://students.coventry.ac.uk/Pages/index.aspx](https://students.coventry.ac.uk/Pages/index.aspx)