

Course Information Sheet

BSc (Hons) Building Surveying

Mode and course length – Full-Time (4 years)

Location – ARU Cambridge Campus

Awarding Body – Anglia Ruskin University. As a registered Higher Education provider Anglia Ruskin University is regulated by the Office for Students.

Overview

Location of study:

Level 3 – ARU Cambridge Campus

Level 4-6 – ARU Chelmsford Campus

Want to build your way to success in an exciting, varied area of construction? Our course provides the expert knowledge you need for a career in building surveying. You'll learn a range of technical and professional skills, including how to convert and adapt buildings, and perform surveys and valuations.

Building surveyors advise clients about the use and performance of their buildings, including brand-new builds as well as existing, historic or listed structures.

Our course will develop your skills in all aspects of surveying buildings. You'll cover their design, specification and performance. You'll also learn about inspection and analysis, how to recognise and tackle defects, and how to manage projects.

You'll learn to appreciate, identify and understand technical problems in construction and develop an understanding of the surveyor's role within wider economic, legal, social, political and environmental frameworks.

Learning to work well independently and as part of a team, and in safe and ethical ways, you'll mix with people from other built environment professions and develop a clear sense of professional responsibility.

You'll use industry-standard equipment to learn how to conduct site surveys and property inspections. Our facilities include a materials and testing laboratory, an environmental science and design laboratory, and a surveying laboratory. We also have design and AutoCAD studios.

We have close links with several professional institutions. This, plus contact with local firms, ensures you'll stay up to date with industry practice. You'll also benefit from site visits and talks by professional experts.

Course Delivery

Our courses are delivered through teaching and learning methods which provide students with the widest possible exposure to a modern and innovative higher education experience.

These methods vary and could include attendance at lectures and seminars, undertaking laboratory exercises or work-based activities, practical work, performances, presentations, field trips, other relevant visits and e-learning through Canvas, our online learning management system.

Each course is divided into a number of 'modules' which focus on particular areas, each of which has a specific approach to its delivery. This information is published to students for each module they take via the Module Definition Form (MDF) and Canvas.

Assessment

Throughout the course, we'll use a range of assessment methods to help you and your tutors measure your progress. Besides exams, these may include project designs, presentations, role-play, essays, report writing and group work.

Fees

Information about your course fee including any annual fee increases or deposits (if required) can be found in your offer letter.

Additional Costs

General stationary and a calculator - £100

Travel expenses to survey sites around Chelmsford - £60

Modules

Core Modules

Year 1: Foundation in Engineering, Computing and Technology

This module will provide students with the necessary skills to begin studying at level 4 in Engineering, Computer Science and related courses.

Students will be introduced to the core skills necessary to succeed in higher education, including thinking critically, researching and referencing appropriately, demonstrating appropriate numeracy and ICT skills, and communicating effectively verbally and in writing.

In addition to these fundamental skills, Students will cover the subjects underpinning the technological disciplines. Fundamental mathematical skills will be covered, alongside pre-calculus, followed by an introduction to calculus and vector and matrix arithmetic. Students will also be introduced to Classical mechanics, and its application to real-world scenarios. Students will be introduced to the fundamentals of computer science, learning about the principles behind programming and applying them through a series of practical coding exercises. Students will undertake a multi-disciplinary group project as they learn about the collaborative nature of engineering, and design from a broader perspective of business.

The module is made up of the following 8 constituent elements:

- Interactive Learning Skills and Communication (ILSC)
- Information Communication Technology (ICT)
- Critical Thinking
- Maths for Scientists
- Maths for Engineers
- Physics for Engineers
- Fundamentals of Computing
- Engineering Design

Year 2: Introduction to Civil Law and Legislation

This module introduces built environment students to the structure and processes of the English legal system, to the sources of the law, and to those basic legal concepts and skills which such students need to address more detailed legal issues in later modules. It is the essential foundation to the development of the legal skills necessary in the provision of sound advice to clients in a student's professional career. The module will focus in particular on the English Civil Law, as this is the branch of the law most relevant to students both in subsequent law modules and in professional careers after completing the surveying degree course. However, certain Criminal Law topics will be included where these are necessary to understand or draw a distinction between processes in the two branches of the law. The essential purpose of this module is to benefit students who may not have had the opportunity to study law previously. It will provide guidance to students on information, materials and sources to equip them with a basic understanding of the nature and structure of the English legal system, Parliament and law making, the court structure and precedent, legislation and case law, and legal terms and language. Students will be guided to legal sources and materials, and will be taught how to research law appropriate to their studies, using both published references and internet resources. A key aim of the module is to develop the students research skills, specifically in the field of legal issues affecting

their work, together with their ability to analyse research material, and to marshal material and facts into cogent advice and reports. Whilst this introductory module will focus on the English law, it will provide an insight into the growing importance of the European context affecting English law

Year 2: The Built Environment Work Sector

This module is intended to support the development of understanding of the nature of the work sector in the broadest sense including the environments in which the sector operates, its performance within these contexts and factors that influence the operation of organisations. Students will cover the generic work together as a whole group focusing on the role of the professions in the built environment sector and opportunities for employment and career progression. The students will then split into different subject specialisms. Construction Management, Construction and Design, Building Surveying, Real Estate Management, Property and Surveying, Quantity Surveying students Students will examine man in his environment and his attempts to control the development of society politically, socially and economically through the medium of land use in both organic and planned terms from earliest civilisation to the present day. Multicultural perspectives and issues within Built Environment is discussed. The module introduces the student to the complications of the present day structure of the building and development industry including the roles of the leading participants and the development of the organisation by examining the historic growth of the systems up to the present day situation. Civil Engineering students Students will cover earthworks and groundwork techniques together with the principles and practice of earth-moving plant selection, safety, cycles and economics. Soil stabilisation techniques of dynamic consolidation, vibratory systems and grouting are also included as well as foundations suitable for these systems. In addition conventional piled foundations will be covered. Temporary and permanent support techniques, such as cofferdams; contiguous piling and diaphragm walls are discussed. Long-span low-rise and medium rise structures will be discussed in terms of material selection, construction methods, foundation types and the performance of different of claddings.

Year 2: IT and Communications

Students entering Higher Education will need specific study skills to enable them to maximise their learning potential and take advantage of opportunities available both in the academic setting and workplace. The module is intended to be both preparatory and supportive, building a strong foundation for learning and later development. Students will gain Information and Communication Technology (ICT) skills for information management and presentation purposes and will be encouraged to use contemporary ICT methods for research and for the production and presentation of reports, in a style suitable both for university coursework requirements and the commercial environment.

Year 2: Elements of Construction Design

This module is designed for students of construction, surveying and architecture to introduce them to some of the basic analytical concepts and processes involved in the design of structures. Students will develop analytical skills which will allow them to carry out basic structural calculations

Students will also be introduced to basic 2D drafting techniques using industry standard software. This will allow them to effectively interpret technical drawing and give them the skills which can be applied to their specialist discipline area in later modules. Skills in this medium are highly sought after in the construction industry. BIM will be introduced to the student and students will gain an appreciation of technology and the role of the designer in the construction process and have an understanding of the design process.

Year 2: Construction Economics

Students will also gain an understanding of basic microeconomic and macroeconomic principles and how they impact on firms in the Built Environment. This allows students to develop an appreciation of the importance of the economy on the industry in which their careers are located. The learning experience combines formal lectures with workshops and tutorial discussion to provide a foundation of understanding. Students are also expected to read not only text material but also web-based source material to gain an appreciation of current issues and debates. Students should be able to demonstrate in their assessment that they have undertaken their own research following guidance from the module leader. The employability skills developed in this module are the ability to read and understand abstract concepts and to be able to write coherently about economic issues. Also students should be able to work independently.

Year 2: Professional Surveying Practice

The aim of this module is to provide an introduction to the roles and work of the Chartered Surveyor. The module will be delivered by the Course Leaders for Building Surveying (BS), and Quantity Surveying (QS). The module commences with an overview of the surveying professions. It will provide students with a general knowledge and understanding of the history and background of the surveying professions and the RICS, along with the types of organisations in which surveyors are employed. The roles of the surveyors will be explained, together with an outline of their main activities. The Module explores the roles and activities undertaken by the Chartered Surveyor throughout the development process. Teaching of the module will then be split into individual disciplines of Building Surveying, and Quantity Surveying, thus enabling students to gain basic knowledge and skills specific to their chosen discipline.

Year 2: Building Technology

This module is designed for students of construction, surveying and architecture with little and/or no prior knowledge of building construction, services and material properties. Students will learn the common materials and methods of construction of both new and traditional housing, by considering in turn each of the main elements of the buildings' structure. They will also study the requirements of the internal environment, so as to understand how services installations contribute to user comfort. Other basic aspects such as the personnel involved, health and safety requirements and specialised terminology will be illustrated as appropriate to support this.

Employability skills Students will acquire knowledge related to domestic construction and be able to justify why different materials are used in the built environment. As well as improving their intellectual skills they will also develop communication skills.

Year 2: Elementary Survey Skills

This module is intended to develop the necessary site related survey skills for students entering the construction industry. Students will gain both a theoretical understanding as well as hands-on practice in the use of both traditional and contemporary instruments in order to set-up and control the most common elements of construction.

Survey work is one of the most complete and satisfying disciplines involved in construction because it involves the application of theoretical knowledge to solve practical problems using tactile skills and common-sense in the field.

Following brief theoretical introductions and backed up by student managed pre-reading and preparation, much of the module content will be experienced out of doors. As time is limited and weather conditions unpredictable, students should be prepared to dress appropriately and attend all timetabled classes. There will be little if any time for repeat sessions or to catch up on missed experiences.

Students will be expected to display a hands-on competence in order to pass a number of practical tasks in the field as well as be able to perform the basic off-site calculations necessary to be able to prepare site/quality/survey documentation to satisfy specified tolerances and employer requirements. To quote a former student, "there's nowhere to hide and no-one gets a free ride".

The skills gained in this module are those which the most junior of site engineers and site managers will be expected to perform and are therefore of immeasurable value in employability terms.

Year 3: Valuations 1

This module provides the student an opportunity to explore the main valuation methods in order to solve various valuation problems across a wide range of property types. An examination will also be made of the various purposes of valuations or calculations of worth necessary to provide accurate advice to clients. The module is also designed to explore modern thinking and recent change within valuation practice to determine the most relevant and accurate valuation methodology to be employed in given situations. Students will be introduced to the workings of the property investment market at both local and national level. Practical examples will be studied to enable students to gain an underpinning knowledge of the investment process. Students will also examine the taxation systems as affecting the property and investment markets. Further studies will determine the importance of business rates, the roles of the Valuation officer and the appeals procedures. The module employs various teaching and learning strategies such as formal group lectures, seminars and tutorials with a series of class exercises to underpin knowledge and understanding. Site visits will be arranged to aid measurement and recorded documentation necessary to assist with accurate valuations. **Employability skills** Students will address a current commercial valuation problem in a manner

that enables a potential client to make an informed choice upon an investment opportunity. Students will improve their communication skills both as regards report writing and oral presentation to their peers and tutors. Analytical skills will be developed through the use of comparable analysis, calculations and appraisal of investment yields.

Year 3: Property and Land Law

This module provides the student with an opportunity to assimilate and consolidate legal principles required for practising surveyors. This module is also designed to examine the different types of interests - both legal and equitable within the built environment. This module employs various teaching and learning strategies such as formal group lectures, seminars and tutorials with a series of class exercises to facilitate knowledge and understanding. Employability Skills Students will gain a practical and valuable knowledge and insight into problems associated with the law of property.

Year 3: Building Inspection and Analysis

The module aims to develop skills gained in the pre-requisite modules, An Introduction to Technology and Design and Professional Surveying Practice and adapt these skills to enable the completion of a typical condition survey (RICS Home Buyer Report). Emphasis will be placed upon property inspection, recognition of defects in residential property and related matters such as non traditional construction, assessing age of buildings, asbestos awareness and damage by trees to buildings. Students will also explore current health and safety legislation and how this affects the surveying of buildings together with an examination of data protection legislation and guidelines. The module provides a good grounding in undertaking modern condition surveys and of recognising defects in low rise residential buildings. By its very nature this module will demand a mixture of teaching strategies from formal group lectures, group and individual tutorials and practical condition survey workshops. In this respect students will require various items of personal protective equipment in order to undertake the practical sessions on site. Employability skills Students will assess a range of residential buildings of traditional construction and prepare a condition survey in similar format to that required under the RICS Home Buyer Report. Supplementary information will be included that demonstrates a sound underpinning knowledge of time management, health and safety, communication and research analysis. As a result students will improve their communication skills by completing a condition survey report and analytical skills will be developed through the identification of building defects and by the rating of the defects into three conditions ratings.

Year 3: Management Practice

This module aims to facilitate the development of each individual student's knowledge and approach to management and to lay the foundations for the development of their approach to management. Management is a personal undertaking and every manager will manage differently based upon their knowledge, understanding, beliefs and experiences. The aim of this Module is to encourage each student to develop their own approach to management by establishing a solid foundation of management knowledge and practice; integrating these with their own values, experiences and goals, that will provide a basis for the life-long development of their management skills. The module focuses on developing the ability to apply theory to practice and to enable student's to develop practical approaches to managing in a built environment. The module uses case studies to demonstrate the application of concepts and principles. The module is based on a sound understanding of the theories and practice of management, reinforced by examples of best practice drawn from a wide range of organisations and industries, together with an appreciation of the context and constraints that influence organisations and management. The module will consider the main activities of management from an integrating perspective, together with identifying and developing the qualities required to be a successful manager, including leadership. The module adopts a „middle of the road“ approach to management, establishing a central point of reference that will allow student's to critically evaluate alternative perspectives and theories in relation to each topic. Employability skills Students will acquire management skills and knowledge that will provide an essential element in their employability and career development. It will improve their analytical, problem-solving and communication skills, as well as developing their professional awareness and understanding of organisations.

Year 3: Advanced Construction Technology

This advanced technology module is designed to develop students' technical knowledge and the skills to apply that knowledge in the context of both new build and refurbishment work. The focus of this module leads on from domestic construction and provides a broad understanding of the way we build commercial and industrial buildings. The module will consider the functional requirements of single-storey industrial sheds and multi-storey framed structures in concrete and steel. In addition, the effects of the latest legislation in relation to fire and health & safety on the construction process are examined. A great deal of guidance is

given to students on skill development. The application of Building Regulations and the associated Approved Documents to both commercial and industrial buildings will be explored. Students will compare different construction methods, and analyse suitable applications for each method. In particular, frames, cladding systems, internal walls, structural flooring and roofing will form key areas of the module.

Environmental performance is a central part of this module and students will investigate how to ensure high levels of environmental performance through using insulation, maintaining airtightness and the installation of building services and controls. Students will have the opportunity to compare the installation requirements of natural and forced ventilation systems and different methods of heating and cooling commercial and industrial buildings. The provision of high quality IT and communications infrastructure systems will also be investigated.

Year 3: Planning Procedures and Practice

This module is designed to develop the student's awareness of the administrative and legal framework within which land use planning operates. As a real estate manager there is a need to advise clients in both the private and public sectors of potential development / redevelopment opportunities. In this respect the real estate manager needs to gain a fundamental understanding of the social and economic forces which lie behind the local authority plan making and development control functions. It also provides an opportunity for the student to explore the different roles of the modern day planner from strategic planning at national and regional level to development control issues at local level. Students will be introduced to the stages of the present planning system from application to determination by planning officers or planning committees. Students will also gain an understanding of the current planning appeals system to the Planning Inspectorate if there is a refusal to grant planning consent. The module provides an insight into land use decision-making and public participation within this process and the involvement of the real estate manager. Finally students will study the evaluation of planning strategy and the evaluation techniques employed. Modern planning practice will be explored together with an examination of latest government initiatives proposed to create a more effective and faster planning process. A variety of teaching strategies will be employed within this module from formal group lectures, seminars, group and individual tutorials to hone the skills necessary to undertake a professional report and fully contribute to the role-play exercise at the culmination of the module. Employability skills Students will improve their communication skills by the preparation of both a written report and oral presentation of an appeal against an adverse planning decision. Students will also develop the ability to work within a team to aid the efficient presentation of a planning appeal to peers and tutors alike.

Year 3: Environmental Building Performance

This module has been designed to give the students an insight into the scientific basis of the environmental performance and construction of buildings and their services. The main focus is on the introduction of modelling tools that can be used to simulate a building's performance and its effect on the environment. The main approach adopted is a scientific one, focusing on the analysis of a problem or set of problems, followed by the synthesis of a solution. Considerable emphasis is placed on the use of environmental criteria to assess a building's thermal, visual and aural performance. A number of scientific methods are explored and there will be a limited amount of practical experiment-based work. Various technical solutions for lighting, heating, ventilation and air conditioning a building will be explored. The passive design features of a building are also explored.

Students will be introduced to standard methods of assessing and measuring the environmental performance of buildings, such as Passivhaus and BREEAM.

This module makes extensive use of Canvas to develop students understanding of the core module material and to provide formative assessment opportunities.

Year 3: Building Surveying Documentation

This module introduces the essential processes and documentation for administering the minor and intermediate building works with which Building Surveyors working in both private practice and the public sector are involved. Traditionally procured contracts will be concentrated upon, since this method (where the client employs a professional to prepare contract documentation with which to appoint a contractor) is in the main the type of work undertaken by Building Surveyors. Taking instructions, writing specifications, preparing and administering contracts, the Building Regulations and other statutory control processes and CDM Regulations will all be considered. A full-time student achieving the learning outcomes of this module will be well prepared for a placement year in industry before commencement of their final year. Typical weekly delivery will consist of a two hour lecture and a one hour tutorial involving a learning activity usually associated with the assessment project (see below) to reinforce learning of

the material delivered during the lecture.

Year 3: Structural Method

This module is in three parts: Timber, Concrete and Steel Design. The aim is to introduce surveying students to: - The basic design philosophies and procedures used in the design of structural elements in buildings constructed with the three most common building materials. - Link knowledge of structural forms, loading, structural analysis and materials behaviour - An appreciation of the role of the designer in the construction process and have an understanding of the design process. The module is specifically designed to cover the fundamentals of structural design for timber beams and floors; concrete beams, and unrestrained steel beams. The student is expected to learn mainly through application of the design theory covered in class and by completing the design coursework and tutorial exercises and through independent study. Employability skills Students will acquire knowledge which will enable them to appreciate the design and detailing considerations for beam and column elements designed in accordance with current British standards or Eurocodes.

Year 4: Conversion and Adaptation of Buildings

The key aim of studies in this module will be to develop an understanding of user needs in relation to economic re-use of existing buildings by extending, adapting, altering and conserving buildings. This module has been designed to enable students to use a typical building to demonstrate principles and criteria to be applied to achieve a holistic approach to the future treatment of a building over its whole life-cycle; enhancement and/or conservation of built environment; appropriate and creative technology and specialist economic appraisals. Students complete an in-depth case study either individually or as a group. The student will need to be aware of the concepts of extension, conversion and adaptation of existing buildings, and maximisation of economic viability of buildings together to enhance user needs, modern design concepts, landscaping, environmental and green issues together with low energy issues and sustainability. Students will need to study aspects of architectural periods and types of building including components and materials of construction commonly used in the types of building under study and life-cycle options. It will be important for students to acquire a range of analytical skills to enable them to measure existing and proposed building performance from a number of standpoints and be in a position to select a range of re-use options which can be employed by a building owner. Ancillary to this aim will be the acquisition of a critical awareness of the construction options available to a building owner seeking to maximise the economic viability of a building and be aware from detailed reading and research how new works, alteration and adaptation can enhance use of an existing building.

Year 4: Building Surveying Practice 2

The key aims of this module are to develop an understanding of inspection and reporting procedures relating to building surveys (sometimes known as 'structural surveys'), party wall awards and alternative dispute resolution methods commonly used by the building surveyor. A suitable commercial building will be identified for students to inspect and prepare a building survey in order to partially complete the assessment tasks. Students will develop analytical skills in order to identify the causes of defects and the necessary remedial action required. They will learn to prepare a detailed building survey report for the use of clients and their legal advisors in situations where the client wishes to purchase or lease a building. Students will also study professional guidance on party wall work both in acting for the 'building owner' or 'adjoining owner' as indicated under the Party Wall Act 1996. Students will examine the relevant duties under the act and become familiar with the different types of party wall upon which advice may be necessary. Excavations near neighbouring buildings will also be investigated. Alternative dispute resolution methods such as arbitration, mediation, use of an independent expert and adjudication will also be examined.

Year 4: Major Project (Surveying)

This module represents the culmination of each student's development through learning undertaken on their programme. It provides an opportunity for students to demonstrate their ability to undertake a substantial original study to investigate a subject, issue, or problem and to produce a usable outcome. Students carry out an original piece of work that may be either an expert study or a research study. Advice will be offered on choosing a research topic and producing a proposal in a briefing session delivered towards the end of the academic year prior to that in which students undertake the dissertation. The research will be undertaken under the supervision of an academic member of staff but the early part of the module in trimester one is also supported by taught classroom sessions. These taught sessions enable students to develop research and study skills in respect of reviewing and analysing literature, developing a research question, collecting, presenting and analysing data, and managing the research process. In addition to the taught sessions, a minimum of four supervision tutorials will take place during the academic year in which the module is studied. It is each student's responsibility to make contact with their tutor to arrange

appointments. 10% of the marks for the dissertation/major project are for attendance and performance at these tutorials which must be recorded in an appendix to the dissertation. The module is in three parts. The proposal will identify the subject area, the aims of the study, the rationale for it, the method statement and an ethics statement and evaluation. Students are also required to identify a minimum of ten literature sources that will be used. The proposal is to be submitted early in semester one, the exact date being in the Study Guide. Proposals must be approved before a tutor is allocated and work proceeds with the study. Where proposals are not approved, students will be counselled and required to re-submit the proposal to the required standard. Advice will be provided regarding the writing of the proposal. The major project/dissertation requires students to demonstrate analytical, deductive, investigative and written communication skills in relation to their chosen subject. Students will deploy a wide range of skills that they have developed during their programme including initiative, self-motivation, time-management, analysis and integration of data and information together with the organisational skills needed for such a large piece of work. The dissertation should be submitted in accordance with the date published in the Study Guide. Students will also identify their achievements and skills and provide a plan for progression via the production of a c.v. and exit plan, which must be submitted as an Appendix to the Dissertation.

Year 4: Building Surveying Practice 1

The key aims of this module are to develop an understanding of inspection and reporting procedures relating to schedules of dilapidations on commercial premises. In this context 'dilapidation' is a legal term relating to the law of 'waste' and applies in situations where a party has an obligation (for example under the terms of a lease) to keep a property in good repair. The case law and legislation pertaining to all dilapidation activities is also an important part of the module. A suitable commercial building will be identified for students to inspect and prepare a schedule of dilapidations in order to complete the assessment task. Students will develop analytical skills in order to identify the causes of defects and the necessary remedial action required. They will learn to prepare a detailed dilapidation schedule for the use of clients and their legal advisors in situations where the client already leases or has a lease of the building. Health and safety considerations for the building surveyor is another important aspect of the module both in terms of building inspection and advising the client on compliance with relevant health and safety legislation including CDM Regulations.

Year 4: Project Evaluation and Development

The module provides the student with the opportunity to explore the various issues that need to be evaluated when considering a building development from inception until final completion and retention and / or disposal of the building. The context and content of this module integrates knowledge and skills obtained from previous management and design modules. It examines them in a holistic manner and explores their complex inter-relationships. Issues related to the client, the site, planning, financial appraisal, design technology, legal, health and safety and environment will all be examined within a theoretical and practical framework. The module develops the student's ability to comprehend the totality and implications of the development process and to make reasoned value judgements as to its potential feasibility. This is achieved by a detailed examination of local planning policies for the site coupled with a financial analysis of the proposed scheme by use of traditional and modern forms of valuation techniques. The module also focuses on project appraisal, pre construction processes, construction and post construction processes, marketing disposal and evaluation. The module is project based with studio teaching which is undertaken by various strategies such as formal group lectures, group seminars and individual tutorials. Site visits are arranged where appropriate to underpin student knowledge and understanding of practical issues. Joint staff and student criticisms and presentations occur throughout the delivery. Employability skills Students will assess a site for future development opportunities in a manner that satisfies a potential client's need in terms of financial reward, design, procurement, management and cost in use or final disposal of the completed project. Students will improve their communication skills both in terms of report writing and oral presentations to their peers and tutors. Analytical skills will be developed through employment of financial appraisal and risk management strategies.

Optional Modules

(Subject to availability)

Year 4: Project Management

This module is designed to develop the students' knowledge of basic management theories, and to demonstrate their relevance and application in the planning, organisation and control of construction projects. Students will be encouraged to research appropriate theories, skills and competencies related to the life cycle of a project from the client's conceptual vision, through the project identification and definition stages, applying appropriate project implementation, execution and control processes to

effect successful closure of a project. The module aims to change the students vision from a contract administration viewpoint to the broader perspective required in the project management approach. For many students this will involve standing back from their everyday role on a project, and to consider the holistic integrated nature of the project management role on a construction project. Thus, whilst recognising the value of many of the skills acquired by students in the contract administration modules, the module will develop the specialist techniques which question the usual functional and organisational boundaries. Students will be encouraged to develop an appreciation of the strategic relevance of project management, and the unique features of project management which distinguish it from other forms of management. Students will be required to research and develop operational techniques used in the planning, scheduling and control of projects to demonstrate that they understand the processes and mechanisms necessary to ensure the effective delivery of the project objectives.

Year 4: Property Marketing and Management

This module is designed to develop the student's awareness of the nature and role of property management and then to analyse the rationale and character of the principle types of estates and factors underlying their management. Students will explore the need for efficient management of real estate in terms of lettings, maintenance and repair and landlords obligations. The module will also investigate the detailed statutory and contractual setting of landlord and tenant in respect of the management of both commercial and residential property. Students will examine how the formulation of estate policy leads into positive management practices and the means by which the real estate manager can exercise the requisite skills necessary to demonstrate competence in this field. Students will also study the basic types of building contract used within the UK construction industry in order to determine the correct type of contract for various property maintenance, repair and dilapidation matters. Students will develop an awareness of the contribution that information technology has made within property management and will explore some of the typical management software available to ease the burden of administration. By studying this module students will gain some understanding of the need for and implementation of effective property marketing and to gain an appreciation of the underlying principles of estate agency practice as affected by legislation namely The Estate Agents Act 1979, The Estate Agents (Accounts) Regulations 1981 and The Property Misdescriptions Act 1991. A mix of teaching strategies will be employed that includes both formal group lectures although greater emphasis will be placed upon individual tutorials to provide student guidance upon research and information necessary to compile a detailed evaluative report. Time will also be devoted to an examination of potential management software currently in use within real estate practices. Employability Skills Students will address a typical mixed tenancy management property to identify and produce an effective management system to protect a client's investment. Student's communication skills will benefit from writing a coherent report that deals with a number of management problems. Analytical and synthesis skills will be developed by evaluation of alternative management and contractual arrangements to ensure a 'best fit' for the client.

Year 4: Facilities Management

This module is designed to enable students to obtain an awareness and understanding of the role of facilities organisations and its function in the support of business in achieving the key business objectives. During the programme, studies will concentrate on the development of an effective facilities management organisation. The module will investigate how large organisations develop an effective property strategy and implement planned and preventative maintenance programmes. The module will also examine whole life asset management and the production of facilities audits. A range of teaching strategies will be employed throughout this module. Such strategies will include formal group lectures, tutorials, seminars and workshops depending upon the nature of the subject matter. Some of the formal lectures will be delivered by visiting lecturers to provide currency of operating systems. Employability skills Team working is an essential element and this module will help students to prepare for the reality of working in teams. By working together from the outset students should be able to identify and solve problems as and when they arise. However if these problems are not resolved then students should demonstrate that they could communicate with their subject tutor to amicably resolve such problems.

Year 4: Valuations 2

This module provides the student with a detailed appreciation of the latest valuation techniques used to overcome specialist property valuations. The module is a natural progression from the introductory studies in Surveying Buildings and the exploration of traditional and modern valuation techniques studied in Valuations I. Hence these modules are considered to be pre-requisites for the study of this final Valuation module. The module is designed to examine both traditional and contemporary valuation techniques in a manner that critically analyses various approaches to solving more detailed valuation problems. The requirements of the RICS red book, Appraisal and Valuation Standards are explored particularly in relation to the valuation of company assets. The module also focuses upon the procedures and valuation applications that are required when

compensation awards are assessed under various statutes. These include the Landlord and Tenant Acts, Leasehold Enfranchisement, Housing Acts, Compulsory Purchase and Compensation, Town and Country Planning Acts and various Taxation and Finance Acts. The module employs varied teaching strategies such as formal group lectures, group seminars, and individual tutorials. Site visits will be arranged to relate valuation approach to 'real life' issues. Employability skills Students will address an acquisition of a mixed commercial/ industrial investment portfolio where a wide range of advice is required to the client including potential for redevelopment. Students will finely hone their communication skills by preparing a valuation report that provides specific advice to remedy a range of valuation problems. Analytical skills will be required to choose appropriate valuation approaches necessary to solve the problems encountered.