



Course Addendum: Changes to 2020/21 Teaching In Response to Covid-19

Whilst we hope to deliver as much activity on-campus as possible, the government's guidance and social distancing measures will inform how much teaching we can deliver face-to-face in the 2020/21 academic year. Working to government guidelines we have adapted the delivery of our courses to a model of blending learning, which consists of a mix of online and on-campus activities. We are equipped to move between blended learning to fully online, or face-to-face, as the Covid-19 situation evolves.

The learning outcomes of your course remain the same but there are changes to its delivery, assessment and structure, as set out in the Changes section of this document. The subsequent pages of this document contain the original teaching and learning schedule of this course, for your reference.

24th July 2020

Course Title(s)	All courses in Construction, Property and Surveying - BEA
Course Code	5280 MSc Building Surveying (Non - Cognate) (FT) 5281 MSc Building Surveying (Non - Cognate) (PT)
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Shared Modules?	

Changes to sequencing of modules:

	No change required for all modules	
Module code and name (please list by level)	S2→S1	S1→S2
All modules	No change required	No change required

Changes to the mode of delivery and course composition

Module code and name	Changes to delivery mode	Changes to contact hours		
Year 1 (Level 4) Full-time groups		CURRENT	NEW	
	All lectures will be delivered online and recorded; a combination of on-line recorded and live timetabled sessions.	Contact: (as published in Timetable)	20%	20%
	All tutorials will be live online during timetabled sessions.	Private Study:	80%	80%
	Labs will be on-campus. For those unable to attend; the labs will be recorded and uploaded online; experimental data will be provided, for analysis and report writing.			

<p>Continuing, FT & PT, UGs New and Continuing, FT & PT, PGs</p>	<p>Any computing work will be via a link connected to the university server; you will need a laptop to access this link.</p> <p>There will be some on-campus timetabled sessions to meet with your lecturers, to offer academic support.</p> <p>All sessions may revert to on-campus if all Government restrictions are lifted during Semester 1.</p> <p>All lectures will be delivered online and recorded; a combination of on-line recorded and live timetabled sessions.</p> <p>All tutorials will be live online during timetabled sessions.</p> <p>Labs will be recorded and uploaded online; experimental data will be provided, for analysis and report writing.</p> <p>Any computing work will be via a link connected to the university server; you will need a laptop to access this link.</p> <p>There will be on-campus advanced booking drop-in sessions to meet with your lecturers, to offer academic support.</p> <p>All sessions may revert to on-campus if all Government restrictions are lifted during Semester 1.</p>			
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Changes to assessment strategy

	<p>All assessments, coursework, labs and exams, will be online Exams will be open book, open from 2pm, and submission by 7pm, on the same day</p>	
Module code and name	Changes to weightings of assessment	
	Current	New
All modules	No changes required	

Original Course Specification

For reference, the following pages contain the original teaching and learning schedule of this course, prior to the changes implemented in response to Covid-19.

1	Final award title(s)	MSc Building Surveying (Non- Cognate)	Course Code(s)	Full-time: 5391 Part-time: 5390
2	Intermediate award title(s)	PgDip Building Surveying PgCert Building Surveying		
3	Awarding Institution	London South Bank University		
4	School	Built Environment & Architecture		
5	Department(s)	The Built Environment		
6	Delivery site(s) for course(s)	Southwark Campus		
7	Mode(s) of delivery	Full-time: 1 year plus dissertation; Part-time: 2 years plus dissertation and 3 level 6 modules in Year 1		
8	Approval dates:	Course(s) validated	2017	
		Course specification last updated and signed off	XXXX	
		Version number/date	XXXX	
9	Professional, Statutory and Regulatory Body accreditation	Royal Institution of Chartered Surveyors (RICS)		
10	Reference points:	Internal	<ul style="list-style-type: none"> – LSBU Corporate Plan; – ESBE Faculty Plan; – LSBU and Faculty Learning and Teaching Strategies; – LSBU Academic Regulations; – LSBU guidelines for preparation of course specifications 	
		External	<ul style="list-style-type: none"> – Subject Benchmark Statement for Construction, Property and Surveying (2008); – QAA Framework for Higher Education Qualifications, 2nd ed. (August, 2008); – SEEC Credit Level Descriptors (2010) – RICS Policy and Guidance on University Partnerships (April, 2008); 	

			– RICS APC Requirements and Competences, version 2 (July, 2009)
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11. Distinctive features of course

This course is intended for non- cognate surveying graduates who are working, or intending to work, in this area of the construction industry. The Building Surveying course is for those involved in the maintenance, refurbishment, alteration and extension of existing buildings, or in project management and design for public bodies, commercial organisations and professional practice firms.

This course is accredited by the Royal Institution of Chartered Surveyors (RICS). By studying a combination of core and optional modules the course provides the skills required by the practising building surveyor, and equips students for both the profession and industry.

12. Course aims

The course aims to provide, in support of the University's mission statement, a high quality education that offers opportunities to students with a diverse range of non-cognate educational backgrounds to embark on a career in building surveying in the construction industry.

More specifically the MSc Building Surveying aims to:

1. Provide an intellectually demanding and vocationally relevant learning experience for non-cognate graduates and professionals that is recognised and accredited by the Royal Institution of Chartered Surveyors (RICS).
2. Develop a critical understanding of the knowledge, techniques and skills required for professional competence as building surveyors.
3. Expose students to current research and practice and develop their ability to synthesise the theoretical and practical aspects of building surveying.
4. Develop qualities and transferable skills that are required to exercise initiative, make decisions in complex and unpredictable contexts, embrace change and engage in future study or research and career development.
5. Further develop students' research and analytical skills to an advanced level.
6. Enable students to develop specialist knowledge of an aspect of building surveying, property or construction through supervised research.

13 Course outcomes

A. Students will have knowledge and understanding of:

- A1 The construction industry, the main actors, their roles and inter-relationships, as well as develop an understanding of the way buildings are designed and assembled using modern methods of construction and the relevance of designing buildings that conform to climate change and which actors in the production cycle contribute to this role. The study of building detailing and methods of assembly offer an intuitive understanding of how buildings are designed and assembled.
- A2 The legal system, tort, contract, property and construction law.
- A3 Building pathology, review of historical/traditional methods of construction and the diagnosis and prognosis of remedial/repair treatment for incipient building defects and techniques for surveying buildings.
- A4 Management of buildings over their lifecycle.
- A5 Alteration and adaptation of buildings and understanding the peculiarity and role of heritage buildings.
- A6 Specialist knowledge developed through the study of an option module.
- A7 Professional practice, professional and ethical responsibilities, best practice in relation to health, safety and welfare and sustainability.

Teaching and learning strategy:

Acquisition of the above is achieved by a combination of formal lectures, discussion, student-led seminars, tutorials, workshops, directed reading, coursework, case study, project work and supervised research. Guest speakers from industry have a significant involvement in the course, contributing direct experience of current practice and case study material. Existing building projects are used for project work. Students are expected to take responsibility for their learning within the framework provided by academic staff. Online access to learning material is available via the Blackboard virtual learning environment.

Assessment:

Assessment involves a combination of unseen and open book examinations, in-course tests, research essays, reports, analytical exercises, use of software applications, seminar presentations, individual and group project work and a 15-20,000 word dissertation.

B. Students will develop their intellectual skills such that they are able to:

- B1 Assemble information and data from a variety of sources and discern and establish connections.
- B2 Identify and critically analyse issues with reference to pertinent argument and evidence.
- B3 Critically evaluate current theory and practice in relation to problems associated with buildings over their lifecycle.

- B4 Appraise complex and unfamiliar problems and apply professional judgement in order to devise solutions and/or recommend appropriate actions.
- B5 Select and use appropriate research methods to undertake independent research at postgraduate level.

Teaching and learning strategy:

Skills B1 and B2 are addressed in all modules through classroom discussion and coursework and developed by feedback from academic staff. These skills are most explicitly addressed in the Dissertation module. Library and Information Services staff lead workshops on the use of ICT for information gathering and research. B3 is developed by exposing students to relevant research and current practice (where guest lecturers play a key role) and asking them to evaluate both in classroom discussion, seminar presentation and essay writing. B4 is developed through project work, using live projects and case study material. B5 is developed through teaching research methods and by students undertaking and writing up a substantial piece of independent, supervised research for their Masters dissertation.

Assessment:

B1 to B3 are assessed through the wide variety of assessment methods already referred to. Assessment of B3 often involves project work that simulates problems that students will encounter in industry, may involve teamwork and often culminates in the submission of a report. B5 is assessed by the preparation of a research proposal and submission of a 15-20,000 word dissertation.

C. Students will acquire and develop practical skills such that they are able to:

- C1 Carry out measured, condition and valuation surveys; prepare plans and reports to record information about buildings; use and interpret plans and drawings.
- C2 Use appraisal techniques

Teaching and learning strategy:

C1 is developed in all the modules but more specifically in the Building Pathology, Building Surveying Project and Property and Asset Management modules. Students learn to appraise the value of a property through workshop activity and use of software in project work in several of the modules in the course.

C2 is developed in the Building Project Surveying and Property & Asset Management modules.

Assessment:

Practical skills are assessed through coursework and project work as well as formal examination

D. Students will acquire and develop transferrable skills such that they are able to:

- D1 Effectively communicate complex ideas, information and data by oral, written and visual means in a form appropriate to the intended audience.
- D2 Use information and communication technology (ICT) to locate and access opinion, information and data from a wide range of sources and communicate information to others.
- D3 Solve problems and make decisions as a member of a team.
- D4 Learn effectively and independently.

Teaching and learning strategy:

Aspects of D1 are developed throughout the course through classroom discussion, individual and group presentations, essay and report writing and the production of a dissertation. Library and Information Services staff are involved in teaching ICT skills. There is online access to help and self-teach packages (D2). Group work in a number of modules develops teamwork skills (D3). D4 is acquired throughout the course and is supported by direction and guidance provided in module guides and at the end of lectures/using VLE.

Assessment:

Communication skills are assessed through all means of assessment already mentioned. D2 is assessed in the modules referred to in the previous paragraph. D3 is assessed through its application to coursework and project work. Teamwork is assessed in group project work. D4 is implicitly assessed by all forms of assessment.

14 Entry requirements

In order to be considered for entry to the course applicants will be required to have one of the following qualifications:

- A good Honours degree in Building Surveying (normally an upper second class Honours degree); or
- Corporate membership of a professional institute of comparable standing to the RICS; or
- A qualification regarded as equivalent to the above; or
- A lower-level qualification together with considerable experience may be acceptable.

Those applying for entry on the basis of experience will be asked to submit a record of work experience that has been certified by a partner/director who has supervised the applicant's work and this record will provide the basis for interview with the Course Director. The duration of work experience will normally be at least 10 years and the work experience must satisfy criteria in relation to relevance, breadth and level of responsibility.

Part-time students will normally be currently employed in a construction- or surveying-related organisation. Applicants must normally be able to show that their employers support their application and that attendance on a regular basis will be possible throughout the duration of the course.

All students are expected to have competency in spoken and written English at a level appropriate for postgraduate study. Applicants for whom English is a foreign language should hold a recognised qualification in English; i.e. British Council IELTS (minimum overall score of 6.5 and minimum of 6.0 in each component) or an equivalent qualification.

15. Course structure

Upon successful completion of three level 6 modules and six Level 7 modules, including an option module, leads to the award of Postgraduate Diploma. In order to obtain a Masters degree students must also successfully complete a dissertation.

Each module of study is a self-contained part of the course and carries a credit value of 20 points. The only exception to this is the dissertation module that carries a credit value of 60 points. The credits from the three level 6 modules do not count towards the Diploma or the Degree

The course is delivered on a semester pattern, each semester being 15 weeks in duration. Full-time students complete the taught modules of the course in two semesters, normally submitting the dissertation at the end of October following the completion of the second semester of study. Part-time students complete the taught modules of the course in four semesters, normally submitting the dissertation in mid-May following completion of the fourth semester of study.

Non-cognate Candidates:

The course is designed for individuals coming from a non-construction background and may therefore have a different undergraduate or postgraduate qualification. Most candidates therefore enrol on the course seeking a change of career. In order to bring these candidates to the same level of technical competencies, the course offers three level 6 modules, often referred to as bridging modules. These modules offer the candidates the same technical competencies expected of candidates entering at level 7.

Level	Modules	Full-time Semester	Part-time Semester
6	Construction	1	1
	Legal & Institutional Context for Property	1	1
	Valuations & Surveying	1	1
7	Use and Performance of Buildings	1	3
	Property and Building Law	1	3
	Property and Asset Management	2	2
	Building Pathology	2	2
	Building Surveying Project	2	4
	Option (see table below)	2	4
	Dissertation	2 and 3	4 and 5

16. Course modules

Reference Code	Module Title	Level	Credit value
EBB-6-158	Construction	6	20
EBB-6-157	Legal & Institutional Context for Property	6	20
EBB-6-159	Valuations & Surveying	6	20
EBB-7-152	Use and Performance of Buildings	7	20

EBB-7-150	Property and Building Law	7	20
EBB-7-153	Property and Asset Management	7	20
EBB-7-149	Building Pathology	7	20
EBB-7-151	Building Surveying Project	7	20
EBE-7-148	Dissertation	7	60
EBB-7-186	Advanced Measurement and Documentation	7	20
EBB-7-188	Behavioural Finance	7	20
EBB-7-189	Building Control	7	20
EBB-7-190	Ecological and Sustainable Domestic Architecture	7	20
UEL-7-ERM	Environment and Resource Management	7	20
EBB-7-194	Health and Safety Management in Construction	7	20
EBB-7-187	History of Architecture and Construction	7	20
EBB-7-191	International Real Estate and Construction	7	20
EBB-7-192	Legal Resolution of Property and Construction Disputes	7	20
EBB-7-195	Building Information Modelling and Collaborative Working	7	20

Core modules in bold

The Building Pathology, Property and Asset Management and Use and Performance modules develop knowledge and understanding of buildings and their performance, how they deteriorate over time and the techniques that are used to care for and maintain them. The Building Surveying project is used as an integrative module to allow a synthesis of knowledge, skills and application to be developed and applied to real issues. The Property and Building Law module covers those aspects of property and contract law that are relevant to building surveying practice.

Students have the opportunity to develop specialist knowledge by choosing one option module from a rich variety of construction- and property-orientated modules that are available to all postgraduate students.

Students are taught research methods within the Dissertation module. Research undertaken is likely to fall within the fields of study undertaken in the taught modules, although this is not inevitable.

17 List of appendices

Appendix A: Curriculum Map

Course Outcomes

A1	A2	A3	A4	A5	A6	A7	B1	B2	B3	B4	B5	C1	D1	D2	D3	D4	D5
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Modules

Level 6

Valuation and Surveying

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*	*			*		*	*	*				*	*		*		*
*	*						*	*					*		*		*

Construction

Institutional and Legal Context for Construction

Level 7

Use and Performance of Buildings

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*	*		*	*		*	*	*		*			*		*		*
*	*	*	*	*		*		*	*	*			*		*	*	*
*		*	*	*		*	*	*	*	*		*	*				*
		*		*		*	*	*	*	*		*	*				*

Property and Building Law

Property and Asset Management

Building Pathology

Building Surveying Project

Option module *

Dissertation **

Real Estate and Construction in China***

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						*	*	*	*	*		*	*	*		*	
*						*	*	*	*	*		*	*	*	*	*	

* Option module outcomes depends on choice of module. *** Outcome of Proposed New Option module indicated.

** A Dissertation may address one or more programme outcomes A1-A7 depending on choice of research topic

Appendix B: Personal Development Planning

<p>1. Supporting the development and recognition of skills through the personal tutor system</p>	<p>All students are allocated a personal tutor (in this case this person will also be the Course Director), who they meet for the first time during orientation. The tutor is normally a chartered surveyor or real estate specialist whose advice will be informed by detailed knowledge of the surveying profession. Personal tutors are available during published 'surgery' hours (minimum two hours per week).</p> <p>During orientation students are given a course guide that provides them with a holistic overview of their studies and an introduction to all University support facilities. They are introduced to LSBU student support services and the virtual learning environment.</p>
<p>2. Supporting the development and recognition of skills in academic modules</p>	<p>The course provides a vocationally relevant learning experience for cognate graduates seeking to develop a career in quantity surveying. The course is accredited by the Royal Institution of Chartered Surveyors (RICS).</p> <p>Students are from a wide range of backgrounds, part-time and full-time students are jointly taught and there is some joint teaching with students from other courses. In this context students develop awareness of their own professional discipline and other disciplines within the built environment. The course provides excellent networking opportunities.</p> <p>The course is intensive and students learn to manage their time and meet deadlines for assignment submission that are spelt out in course and module guides. Team-working skills are developed through group project work in the Project Evaluation and Construction Contract Administration modules.</p>

	<p>The course develops skills and competencies that are specific to a career in quantity surveying.</p> <p>The ability to learn independently and reflect critically is developed throughout the course. Reflection is encouraged through tutorial support and feedback. Students learn to use a variety of paper-based and electronic information sources. A wide range of assignment work develops the ability to critically analyse with reference to pertinent argument and evidence and compare theory with practice. Assignments include: research essays for Procurement and Management of Construction and for Economics and Finance for Construction; appraisal reports for Project Evaluation and Procurement and Management of Construction; tender document preparation for Measurement Estimating and Documentation and workshop reports for Construction Contract Administration.</p> <p>Oral presentation, discussion and negotiation skills are developed through class seminars and tutorials, individual and group student presentations.</p> <p>Numeracy skills are developed in most of the modules. IT skills that are developed include using word processing to produce business reports, use of spreadsheets for financial appraisal, use of presentation software, online databases and project planning software.</p>
<p>3. Supporting the development and recognition of skills through purpose-designed modules</p>	<p>There is substantial opportunity for development of interpersonal skills in the Dissertation module as many students liaise with outside bodies and market practitioners in the collection of information and data, as well as possible interviews.</p>

<p>4. Supporting the development and recognition of skills through research projects and dissertation work</p>	<p>Students learn Masters level research skills in the research methods component of the Dissertation module and apply them in researching and writing up an MSc dissertation of 15-20,000 words. This provides the opportunity to work, under supervision, in planning, researching and writing up an independent piece of work of a demanding nature. Students develop this piece of work over a period of 6-9 months, during which progress is continually reviewed by the student's supervisor.</p> <p>The dissertation helps develop time management, information gathering and critical appraisal skills. It also offers opportunities to develop communication skills through discussion with supervisors and interviewing skills as part of the primary research. Other qualitative or quantitative research techniques may be developed depending on the choice of research question. IT skills are developed in the writing up and presentation of the dissertation.</p>
<p>5. Supporting the development and recognition of career management skills</p>	<p>Career management skills are informed by several course modules. The following explicitly address the roles and responsibilities of quantity surveyors, the range of specialisms that they can pursue, current developments and future prospects for surveying firms and the profession: Institutional and Legal Context for Construction; Project Evaluation; Construction Contract Administration.</p> <p>All students are encouraged to become student members of the RICS when starting the course. Representatives of the RICS make a presentation to all students within the first few weeks of each academic year and students are encouraged to participate in RICS social and CPD events.</p> <p>The Department organises careers events and fairs and facilitates communication between employers and students. The University also</p>

	<p>provides support services for CV preparation and interview training.</p> <p>Contact between students and industry is also achieved by regular participation of practitioners as guest lecturers.</p>
6. Supporting the development and recognition of career management skills through work placements or work experience	<p>Part-time students gain experience at work that counts towards the 24 months of approved professional experience that needs to be achieved in order to obtain membership of the RICS. This experience is provided by the employing firm as part of a training programme that is agreed between the employer and the RICS.</p> <p>The Department is in the process of negotiating short two-week internships within surveying organisations as part of its engagement within alumni. It is also developing a mentoring system.</p>
7. Supporting the development of skills by recognising that they can be developed through extracurricular activities	<p>The University offers opportunities to all students to develop leadership and teamwork skills through involvement in University clubs and teams.</p> <p>The Department has an active student led 'Real Estate Society' which organises events such as the annual 'Lives in Property' evening when alumni are invited to a talk from a leading market practitioner(s) – often alumni – this is a great networking opportunity. The Real Estate Society also has an active Linked-In network.</p>
8. Supporting the development of the skills and attitudes as a basis for continuing professional development	<p>The Department organises CPD events for surveying students that are available to current students and alumni.</p> <p>Students are also kept informed about CPD events organised by the RICS.</p>

	<p>It is expected that the establishment of an alumni backed 'London Institute for Real Estate' will provide excellent networking opportunities in the future.</p>
<p>9. The means by which self-reflection, evaluation and planned development are supported, e.g. electronic or paper-based learning log or diary</p>	<p>Most part-time students will be logging their work experience in logbooks provided by the RICS. Experience is mapped against the competencies that students need to demonstrate in order to pass the RICS Assessment of Professional Competence (APC). This recording and mapping is supervised by the employer and the documentation is submitted to the RICS for approval. Full-time students are able to start logging work experience for the APC as soon as they graduate from the course and obtain relevant employment.</p>