Module Definition Form (MDF)

Module code: MOD004140	**Version:** 4 **Date Amended:** 25/Jun/2024

1. Module Title
Building Surveying Practice 1

2a. Module Leader
Andrew Shepherd

2b. School
School of Engineering and the Built Environment

2c. Faculty
Faculty of Science and Engineering

3a. Level
6

3b. Module Type
Standard (fine graded)

4a. Credits
15

4b. Study Hours
150

5. Restrictions

Type	Module Code	Module Name	Condition
Co-requisites:	None		
Exclusions:	None		
Courses to which this module is restricted:	BSc (Hons) Building Surveying		

LEARNING, TEACHING AND ASSESSMENT INFORMATION

6a. Module Description

Within this module you'll develop an understanding of legislation and legal protocols relating to schedules of dilapidation and disrepair of tenanted buildings – both commercial and residential. In this context 'dilapidation' is a legal term relating to the law of 'waste' and applies in situations where either the landlord or the tenant 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. You'll complete this module in two parts: First, a suitable commercial building will be identified for you to inspect and review a schedule of dilapidations in order to complete an assessment task. Secondly, and in relation to recent changes in housing law, you'll consider how a 'decent home' is defined and protections afforded under various statutes, including the Homes (Fitness for Human Habitation) Act 2018. You'll develop analytical skills in order to identify the causes of defects and the necessary remedial action required; and you'll learn to provide advice to both landlord and tenant clients and their legal advisors in some common scenarios where either commercial or residential property assets require repair during the lease period. The process and procedures to follow at the end of a lease will be essential learning, as required by Pre-action Dilapidations Protocols.

6b. Outline Content

- The law of dilapidations and relevant protocols.
- Professional guidance on carrying out schedules of dilapidations on commercial and industrial buildings.
- Development of building inspection skills techniques.
- Inspecting and reporting for Schedules of Dilapidations.
- Landlord and tenant obligations in the context of decent and non-decent homes.
- Identification and analysis of housing disrepair.
- The use of information technology in building defects analysis and repair.
- Interpersonal and group processes

6c. Key Texts/Literature

The reading list to support this module is available at: https://readinglists.aru.ac.uk/

6d. Specialist Learning Resources

RICS Guidance Notes are available from the RICS ISurv Database

7. Learning Outcomes (threshold standards)		
No.	**Type**	**On successful completion of this module the student will be expected to be able to:**
1	Knowledge and Understanding	Analyse the condition and repair of commercial buildings in the context of lease obligations and statutory requirements.
2	Knowledge and Understanding	Understand the legislative background to housing standards and criteria for assessing tenanted properties. Identify the common causes of disrepair.
3	Intellectual, practical, affective and transferrable skills	Inspect a case study commercial building, review Schedule of Dilapidations and orally present the findings.
4	Intellectual, practical, affective and transferrable skills	Diagnose disrepair and evaluate a claim under housing legislation. Provide advice for the resolution of the claim, including any repairs /statutory housing health harms.

8a. Module Occurrence to which this MDF Refers				
Year	**Occurrence**	**Period**	**Location**	**Mode of Delivery**
2026/7	ZZF	Template For Face To Face Learning Delivery		Face to Face

8b. Learning Activities for the above Module Occurrence			
Learning Activities	**Hours**	**Learning Outcomes**	**Details of Duration, frequency and other comments**
Lectures	24	1-4	Lecture 2 hr x 12 weeks
Other teacher managed learning	12	1-4	Tutorial 1 hour x 12 weeks
Student managed learning	114	1-4	Approximately 10 hours per week over one semester
TOTAL:	150		

9. Assessment for the above Module Occurrence

The assessment for some modules includes a presentation (see below for details on how this particular module is assessed). We recognise that presenting, especially to a large group, can cause significant anxiety or distress for some students. If this may affect you, please contact your Module Leader or the Disability and Neurodiversity Service as early as possible. We will work with you to consider appropriate reasonable adjustments. Depending on your individual needs, these might include, for example, presenting to a smaller group or presenting only to a member of academic staff.

Assessment No.	Assessment Method	Learning Outcomes	Weighting (%)	Fine Grade or Pass/Fail	Qualifying Mark (%)
010	Practical	1,3	40 (%)	Fine Grade	30 (%)
20-minute presentation of case study building.					

Assessment No.	Assessment Method	Learning Outcomes	Weighting (%)	Fine Grade or Pass/Fail	Qualifying Mark (%)
011	Coursework	2,4	60 (%)	Fine Grade	30 (%)
1500 word report on residential building disrepair.					

In order to pass this module, students are required to achieve an overall mark of 40% (for modules at levels 3, 4, 5 and 6) or 50% (for modules at level 7*).

In addition, students are required to:
(a) achieve the qualifying mark for each element of fine graded assessment as specified above
(b) pass any pass/fail elements

[* the pass mark of 50% applies for all module occurrences from the academic year 2024/25 – see Section 3a of this MDF to check the level of the module and Section 8a of this MDF to check the academic year]