MODULE SPECIFICATION

Part 1: Information			
Module Title	Residential Refurbishment and Maintenance		
Module Code	UBLMYT-30-2	Level	Level 5
For implementation from	2019-20		
UWE Credit Rating	30	ECTS Credit Rating	15
Faculty	Faculty of Environment & Technology	Field	Architecture and the Built Environment
Department	FET Dept of Architecture & Built Environ		
Module type:	Standard		
Pre-requisites	Construction Technology and Services 2019-20		
Excluded Combinations	None		
Co- requisites	None		
Module Entry requirements	None		

Part 2: Description

Overview: Pre-requisites: students must take one out of UBLMAB-30-1 An Introduction to Building Construction or UBLMYS-30-1 Construction Technology and Services.

Educational Aims: See Learning Outcomes

Outline Syllabus: Refurbishment – Context:
Historic, Political, Economic, Environmental, Client types and expectations.
Legislation.

Design and evaluation:
Assessment and survey of existing structure, suitability for adaptation, Minor/major alteration of existing building, Lateral and vertical extensions.
Cost implications, flexibility for a variety of users, disabled users, functional, space, aesthetics, build-ability, and sustainability, use and application of technological developments such as BIM within the design and building appraisal.

Technical Issues:
Forming opening in walls, floors.
Assessment of existing services installations, upgrading existing heating, plumbing and electrical systems connection between new and existing buildings, party wall issues, thermal upgrades,

cavity tray and roof abutment details.
Fire protection and sound insulation.

Loft Conversion:
Stairs location and design, fire protection, means of escape, roof design, thermal insulation, ventilation, drainage, cost comparisons, structural floor upgrading, adaptation of roof structure. Height restrictions, space considerations.

Repairs and Upgrade of building elements:
Structural and non-structural to a range of elements floor repairs, roof coverings and structural repairs, repairs to walls, upgrading for sound and thermal performance, repairs and upgrading of windows doors and partitions.
Repairs to foundations, evaluation of underpinning methods techniques and supervision of work.
Influence of trees and soil conditions.

Legal Controls and Issues:
Planning Consent, permitted development, conservation areas, types and formats for applications.
Building regulations, key objectives, approved documents, full plans and building notice applications.
Party wall act requirements and notices.
Unauthorised works and procedures, Euro Codes and standards.
FENSA, Gas Safety Regulations, water bye laws, Environmental Legislation, Equalities Act.
Health and Safety Construction Design and Management regulations, European Directives on Energy Performance.

Refurbishment Contract Administration:
Drawings – hierarchy, level of detail, annotation, numbering, cross-referencing with schedules and specification.
Use and application of preliminaries, principles of specification and schedule of works, schedules, application and practice.
Critical evaluation of integration of documents.
Principles of specification writing for refurbishment works.

Health and Safety/Hazardous materials:
Temporary supports and loading assessment, method statement and risk assessments.
Asbestos - identification - procedure and legislative requirements.
Radon - protection methods.
Japanese Knotweed - identification and eradication.
Flood hazards - basements - confined spaces.
Health and safety on site.
Health and safety planning and documentation.

Building Maintenance Management:
Stock condition surveys, planned maintenance, reactive systems, financial forecast and control, tenant participation, partnering arrangements.
Measured term contracts, jobbing contracts, direct labour arrangements, cost plus contracts.
Schedule of rates use and application.
Strategic estate management, bench marking, energy conservation issues.
Decent homes standards.
Sustainability issues.
Occupied buildings, work phases and planning.

Teaching and Learning Methods: Contact time: 72 hours
Assimilation and development of knowledge: 148 hours
Exam preparation: 40 hours
Coursework preparation: 40 hours
Total study time: 300 hours

Delivery of the module will be a balanced combination of lectures and tutorials.

Lectures are used to examine key aspects and critical areas within the syllabus - emphasising

their significance and relationship accordingly - but also create a group identity via exercises and interaction between slides and handouts.

Tutorials require the students to undertake practical tasks, consider realistic problems and typical circumstances that they will encounter in industry. Tutorials enable closer contact between the staff and students, promoting a deeper and thorough appreciation of the subject matter via dialogue, debate and evaluation, based on the critical areas examined in lectures.

Part 3: Assessment

The coursework is used integrate the strands of knowledge presented as separated topics to enable students to use reasoned judgement, analysis and problem solving skills in relation typical property adaptation/refurbishment situations.

The time controlled assignment (Component A) is used to concentrate students' attention on assimilating the factual content, evaluating and recommending appropriate procedures accordingly to a range of situations and scenarios. This utilises pre-issued drawings which are subsequently scrutinised by the students prior to undertaking the assessment tasks.

Generic formative feedback will be given to work undertaken in tutorial sessions on a progressive basis. Individual formative feedback for component B will be provided when work is submitted within an agreed formative hand in date.

First Sit Components	**Final Assessment**	**Element weighting**	**Description**
Project - Component B		50 %	Project
Examination - Component A	✓	50 %	Time controlled assignment
Resit Components	**Final Assessment**	**Element weighting**	**Description**
Project - Component B		50 %	Project
Examination - Component A	✓	50 %	Time controlled assignment

Part 4: Teaching and Learning Methods

Learning Outcomes

On successful completion of this module students will achieve the following learning outcomes:

Module Learning Outcomes	**Reference**
Assess and resolve complex technical problems often linked with refurbishment projects and adaptation/conversion schemes including appraisal for typical domestic buildings in terms of conversion of its existing roof space	MO1
Respond to a client's brief in respect of an intended refurbishment and/or extension of a domestic building, including producing a sample of the drawings, specification and schedule of works that interpret the building and communicate options, convey the final design, support the required submissions for local authority consents and drawing up of tender documentation within a BIM context	MO2
Discuss, illustrate and recommend appropriate repair and improvement methods for an assortment of building elements within the circumstance of a residential refurbishment scheme, including the improvement of energy performance on difficult to treat properties	MO3

	Differentiate between a range of building maintenance management systems and approaches for large/medium scale residential housing estates, and compare and recommend appropriate contractual arrangements accordingly	MO4
	Identify and discuss the implications arising out of hazardous materials and other health and safety issues that are frequently encountered when undertaking housing refurbishment, recommending appropriate courses of action accordingly	MO5

Contact Hours	**Independent Study Hours:**	
	Independent study/self-guided study	228
	Total Independent Study Hours:	228
	Scheduled Learning and Teaching Hours:	
	Face-to-face learning	72
	Total Scheduled Learning and Teaching Hours:	72
	Hours to be allocated	300
	Allocated Hours	300
Reading List	*The reading list for this module can be accessed via the following link:* https://uwe.rl.talis.com/modules/ublmyt-30-2.html	

Part 5: Contributes Towards
This module contributes towards the following programmes of study: Building Surveying [Sep][FT][Frenchay][2yrs] GradDip 2019-20 Building Surveying [Sep][PT][Frenchay][3yrs] GradDip 2019-20 Building Surveying {With Preparatory Studies} [Sep][FT][Frenchay][2yrs] MSc 2019-20 Building Surveying {With Preparatory Studies} [Sep][PT][Frenchay][3yrs] MSc 2019-20 Building Surveying [Sep][FT][Frenchay][3yrs] BSc (Hons) 2018-19 Building Surveying [Sep][SW][Frenchay][4yrs] BSc (Hons) 2018-19