Module Specification

Commercial Refurbishment

Version: 2026-27, v2.0, Approved

Contents

Part 1: Information

Module title: Commercial Refurbishment

Module code: UBLMWS-30-3

Level: Level 6

For implementation from: 2026-27

UWE credit rating: 30

ECTS credit rating: 15

College: College of Arts, Technology and Environment

School: CATE School of Architecture and Environment

Partner institutions: None

Field: Architecture and the Built Environment

Module type: Module

Pre-requisites: Commercial Development 2026-27

Excluded combinations: None

Co-requisites: None

Continuing professional development: No

Professional, statutory or regulatory body requirements: None

Part 2: Description

Overview: This module draws together a number of issues relating to the repair, refurbishment or adaptation of individual buildings in complex urban situations to respond to obsolescence and changes in demand for commercial buildings, in order to add value to an existing building in support of business objectives.

Features: Not applicable

Educational aims: To develop students technical competency requirements inline with RICS/CABE requirements. To build upon domestic regulative controls through to a higher level understanding of UK Commercial Construction and Property Management across core areas of Technical and Regulative Due Diligence: Example- Fire; DA; Security CT; Waste.
Learning objectives extent to areas of Commercial Pathology and Complex and progressive failure systems within Commercial Construction: Examples being Concrete HAC/RAAC; Curtain wall- ESW1.
Second semester objectives focus upon tier 2 pre-contract administration mapping to RICS and CIOB Competency requirements.
These include value engineering; programming and scheduling; risk management systems; Cash flow planning; procurement evaluation.
Execution planning linked to pre-site CDM assessment and introduction to PD role.

In addition the educational experience may explore, develop, and practise but not formally discretely assess the following:
Report Writing Skills.
Critical thinking in context to evaluating risk around commercial corporate client management.
Ethics.

Outline syllabus: The following provides an indicative list of headings that will help inform the syllabus although not necessarily in this sequence, or with equal measure:

Obsolescence as a driver of refurbishment

Analysis of Client's Requirements

Development/Project Briefs

Desk Studies- Spatial characteristics, development potential, constraints

Condition Assessment of Complex Buildings

Feasibility Studies- Option appraisal of alternative design solutions
Initial and Life Cycle Costs and Value Engineering

Defects to Commercial Buildings- concrete, steel, glass, claddings, roofs

The management of deleterious materials-Asbestos, HAC, calcium chlorides

Implementation of the design and technical solution

Fabric improvement strategies

Legal and Regulatory Compliance

Demolition and Alterations

Implementation of Project Execution Plans and Project Risk Management

Works Progress and Quality Monitoring

Project and Stakeholder Financial Management

Assessment of Primary Services with respect to undertaking a major refurbishment project.

Part 3: Teaching and learning methods

Teaching and learning methods: Teaching will be by means of lectures, tutorials, studios and workshops. Students will be expected to work from a reading list and undertake pre reading prior to the contact period for the topic.

The subject matter will be content driven in the first half of the module to enable students to be examined. The second half of the module will be devoted to the application of knowledge gained to a piece of coursework.

Scheduled learning includes lectures, seminars, tutorials, project supervision, fieldwork; external visits.

Contact Hours:

Activity:
Contact time: 72 hours
Assimilation and development of knowledge: 148 hours
Exam preparation: 20 hours
Coursework preparation: 60 hours
Total study time: 300 hours

Independent learning includes hours engaged with essential reading, and assignment preparation.

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

MO1 Identify, evaluate and mitigate the significance of factors that contribute to the obsolescence of commercial buildings and develop Client awareness and management in context to Commercial property operations.

MO2 Develop higher level competency skills in critical thinking and evaluation of risk management within areas of core Due Technical Due-Diligence for commercial property, in terms of regulative compliance and also complex pathology and systems failure.

MO3 To develop core Competency Project management skills around the pre-contract/construction phase of the RIBA POW. Areas covered include: Application use of Risk Management matrix tools and level 1 evaluation and adjudication methods; Value Engineering weighted analysis; simplistic project management planning for both Client master plan and contractors work plan. Cash flow forecasting mapped to Form of Contract.

MO4 Further learning objectives are around the identification, critical application and evaluative management of the controls and regulative framework process

imposed upon the delivery of a (tier 2) Commercial Projects: To include, CDM; Asbestos; Planning; Licencing; Building Control and Contractors notifications.

Hours to be allocated: 300

Contact hours:

Independent study/self-guided study = 228 hours

Face-to-face learning = 72 hours

Reading list: The reading list for this module can be accessed at readinglists.uwe.ac.uk via the following link https://uwe.rl.talis.com/modules/ublmws-30-3.html

Part 4: Assessment

Assessment strategy: The Assessment:
A 2 part (2x1000w) essay relating to the teaching content around areas of regulation, compliance and technical due diligence.
There will be no opportunity for formative pre-assessment of written work.

A 20 minute presentation - A Client feasibility presentation relating to pre-contract stage viability assessment of a commercial project. This task is based upon a building identified in the first half of the module. The appendices require the completion of various practical tasks that are undertaken over a series of group tutorials designed to reinforce learning objectives across the whole modules.
The task intends to replicate industry RICS APC practice for student industry readiness and drive employability.
Formative Guidance in the form of drop-in 1:2:1 workshops will enable students to discuss individual progress with Tutor, prior to submission.
Written feedback and complex marking grid against learning objectives will be provided.

A formative briefing for the resit assessment will be offered to students approximately four weeks ahead of submission.

Resit Essay - a similar structure to that described above, which may include some question changes.
Resit Presentation - a similar brief to that described above.

Assessment tasks:

Written Assignment (First Sit)
Description: A 2 part (2x1000w) essay relating to the teaching content around areas of regulation, compliance and technical due diligence.

There will be no opportunity for formative pre-assessment of written work.
Formative Guidance in the form of tutorial workshops will enable students to discuss their progress with Tutor, prior to submission.
Written feedback and complex marking grid against learning objectives will be provided.
Weighting: 50 %
Final assessment: No
Group work: No
Learning outcomes tested: MO1, MO2

Presentation (First Sit)
Description:
A 20 minute presentation - A Client feasibility presentation relating to pre-contract stage viability assessment of a commercial project. This task is based upon a building identified in the first half of the module. The appendices require the completion of various practical tasks that are undertaken over a series of group tutorials designed to reinforce learning objectives across the whole modules.
The task intends to replicate industry RICS APC practice for student industry readiness and drive employability.
Formative Guidance in the form of drop-in 1:2:1 workshops will enable students to discuss individual progress with Tutor, prior to submission.
Written feedback and complex marking grid against learning objectives will be provided.

Weighting: 50 %
Final assessment: Yes
Group work: No
Learning outcomes tested: MO3, MO4

Written Assignment (Resit)
Description: A 2 part (2x1000w) essay relating to the teaching content around areas of regulation, compliance and technical due diligence.
There will be no opportunity for formative pre-assessment of written work.
Formative Guidance in the form of workshop will enable students to discuss individual progress with Tutor, prior to submission.
Written feedback and complex marking grid against learning objectives will be provided.
Weighting: 50 %
Final assessment: No
Group work: No
Learning outcomes tested: MO1, MO2

Presentation (Resit)
Description: A 20 minute presentation - A Client feasibility presentation relating to pre-contract stage viability assessment of a commercial project. This task is based upon a building identified in the first half of the module. The appendices require the completion of various practical tasks that are undertaken over a series of group tutorials designed to reinforce learning objectives across the whole modules.
The task intends to replicate industry RICS APC practice for student industry readiness and drive employability.
Formative Guidance in the form of a workshop will enable students to discuss individual progress with Tutor, prior to submission.
Written feedback and complex marking grid against learning objectives will be provided.
Weighting: 50 %
Final assessment: Yes
Group work: No
Learning outcomes tested: MO3, MO4

Part 5: Contributes towards

This module contributes towards the following programmes of study: