Module Specification

Residential Retrofit Project Management

Version: 2025-26, v3.0, 24 Mar 2025

Contents

Part 1: Information

Module title: Residential Retrofit Project Management

Module code: UBLMYT-30-2

Level: Level 5

For implementation from: 2025-26

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: Construction Technology and Services 2025-26

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 and explores a number of complex issues relating to the repair, pathology , retrofit and refurbishment of residential buildings . The impact of new technology, concepts relating to retrofitting, fire safety and sustainable agendas are integrated and explored critically within the project management role adopted by building surveyors in industry.

Features: Not applicable

Educational aims: To develop the students' ability to engage with the Retrofit of Residential buildings and undertake a comprehensive analysis of a clients brief, present solutions for technical problems linked to health and safety.

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 and retrofit, 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 developments such as PAS 2035 within the design and building appraisal and intended outcomes.

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. Retrofit risk, moisture management.
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.

Part 3: Teaching and learning methods

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.

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

MO1 Resolve complex technical problems linked with refurbishment projects and adaptation/retrofit schemes.

MO2 Respond to a client's brief in respect of intended outcomes for a retrofit of a domestic building.

MO3 Recommend appropriate repair and improvement methods for building elements within a residential refurbishment project.

MO4 Discuss the implications of hazardous materials and other health and safety issues encountered in refurbishment projects.

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/ublmyt-30-2.html

Part 4: Assessment

Assessment strategy: The Assessment:

Online Assignment (24 hours) - time controlled assignment 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. The expected size of task is 3 hours to complete.

Project (2500 words) - is used to 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 including design solutions, as well as applications of building regulations and planning requirements.

Resit Online Assignment - a similar brief to that described above, which may include some topic changes.
Resit Project - a similar brief to that described above, which may include some topic changes.

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

Assessment tasks:

Project (First Sit)
Description: Project (2,500 words)
Weighting: 50 %
Final assessment: No
Group work: No
Learning outcomes tested: MO1, MO2

Online Assignment (First Sit)
Description: Online Time controlled assignment (24 hours access).
Task is to be completed in 3 hours.
Weighting: 50 %
Final assessment: Yes
Group work: No
Learning outcomes tested: MO1, MO3, MO4

Project (Resit)
Description: Project (2,500 words)
Weighting: 50 %
Final assessment: No
Group work: No
Learning outcomes tested: MO1, MO2

Online Assignment (Resit)
Description: Time controlled assignment (24hours)

An expectation of the size of task is 3 hours.
Weighting: 50 %
Final assessment: Yes
Group work: No
Learning outcomes tested: MO1, MO3, MO4

Part 5: Contributes towards

This module contributes towards the following programmes of study:

Building Surveying {Apprenticeship-UWE} [Frenchay] BSc (Hons) 2023-24

Building Surveying {Foundation} [Frenchay] BSc (Hons) 2023-24

Building Surveying [Frenchay] BSc (Hons) 2023-24

Building Surveying [Frenchay] BSc (Hons) 2024-25