



**Level 6 Diploma in**

## **Residential Surveying and Valuation**

### Qualification Specification

Qualification Recognition Number: 603/3516/6

ABBE Qualification Code: DipRSVL618

**August 2018**

This qualification specification was developed in August 2018. No changes have been made to this specification since that date.

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# 1. ABBE - The Awarding Body for the Built Environment

## 1.1 Introduction

ABBE, the Awarding Body for the Built Environment is a forward thinking organisation that offers a range of apprenticeships, qualifications, benefits and support.

ABBE is regulated by Ofqual for the delivery of a range of qualifications. Our qualifications are nationally recognised helping learners to achieve their full potential and ambitions.

The full range of qualifications can be found on our website <http://www.abbega.co.uk>

## 1.2 Our values, vision and mission

### **Our Values: Quality through Standards**

Our aim is to provide a high quality experience by building a strong community of mutual support and trust. We can use our collective talents to build meaningful partnerships to help us all to achieve our goals. ABBE is a recognised Awarding Organisation with strong professional integrity.

### **Our Vision:**

Is that every learner is confident, successful and has the opportunity to achieve their full potential.

### **Our Mission:**

ABBE Educates, inspires and empowers learners

## 1.3 ABBE Qualification Specification

This is the ABBE Qualification Specification for the ABBE Level 6 Diploma in Residential Surveying and Valuation. The aim of this specification is to provide learners and centres with information about the content of this qualification.

This specification is a live document and, as such, will be updated when required.

Additional qualification details are available for ABBE approved centres in the ABBE qualification handbook.

## 1.4 Enquiries

Any enquiries relating to this qualification should be addressed to:

Awarding Body for the Built Environment (ABBE)  
Birmingham City University  
iCentrum, 6 Holt Street  
Birmingham  
B7 4BP

Tel: 0121 331 5174

Email: [abbeenquiries@bcu.ac.uk](mailto:abbeenquiries@bcu.ac.uk)

Website: [www.abbega.co.uk](http://www.abbega.co.uk)



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## 2. Qualification Information

### 2.1 Qualification objective

The Level 6 Diploma in Residential Surveying and Evaluation enables the holder to offer the property inspection report. The qualification enables holders to meet the requirements of the pathway for Associate Assessment for Residential Surveying and Valuation (AssocRICS) and meets the requirements for the Royal Institution of Chartered Surveyors (RICS) Level 3 valuations.

Learners who hold this qualification and complete the RICS Ethics Module will be able to join RICS on the AssocRICS pathway

### 2.2 Who could take this Qualification?

The Diploma in Residential Surveying and Valuation is an industry-recognised, level 6 qualification aimed at those seeking a new career in residential surveying. This is the only vocational route into the residential surveying profession, giving those without a qualifying degree the opportunity to study and specialise in residential surveys and valuations.

### 2.3 Qualification Number

ABBE Level 6 Diploma in Residential Surveying and Valuation: 603/3516/6

### 2.4 Qualification Level

This qualification has been listed on the Regulated Qualifications Framework (RQF) at: Level 6

### 2.5 Total Qualification Time

This qualification is allocated Total Qualification Time (TQT) this includes Guided Learning (GL) expressed in hours, which indicates the number of hours of supervised or directed study time and assessment. Credit has also be allocated to this qualification.

- The Total Qualification Time (TQT) for this qualification is: 800
- Guided Learning (GL) for this qualification is: 400
- Credit Value: 80 credits

### 2.6 Progression

The Diplomas have been designed to ensure that learners have sufficient occupational competence to practise as Residential Surveyors or Residential Surveyors and Valuers. Learners must submit valid evidence, derived from the workplace or approved simulated environments to enable the assessment centres to verify their competence.

The Diplomas are designed to:

- establish a framework of education and training for prospective Residential Surveyors and Residential Surveyors and Valuers
- provide opportunities for learners to achieve a robust and recognised qualification
- define the knowledge, understanding and skills learners must have to undertake residential inspections and residential valuations



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## 2.7 Age ranges

Pre 16	No
16-18	No
18+	Yes
19+	Yes

## 2.8 Structure of the Qualification

To achieve the ABBE Level 6 Diploma in Residential Surveying and Valuation learners must achieve the six mandatory units.

Mandatory Units			
URN	Unit Name	Credit Value	Level
D/617/1805	Conduct inspection and assessment in an effective and professional manner	10	6
H/617/1806	Prepare for property inspections	8	6
K/617/1807	Undertake property inspections	22	6
M/617/1808	Produce, maintain and distribute reports	12	6
T/617/1809	Investigate and evaluate factors that impact on the value of residential property	16	6
K/617/1810	Value residential property	12	6

## 2.9 Barred Units

Units with the same title at different levels or units with the same content cannot be combined in the same qualification.

## 2.10 Language

ABBE qualifications and assessment materials will be provided through the medium of English.

## 2.11 Grading

This qualification is: Pass/Fail

## 2.12 Pre-course Procedures

This qualification is available to anyone who is capable of reaching the required standards. They have been developed free from any barriers that unfairly restrict access or progression thereby promoting equal opportunities.

There are no pre-entry requirements for this qualification.



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### **2.13 Qualification Review Boards**

Qualification Review Boards (QRBs) are set up for each qualification. The Boards are drawn from employers, centres, Higher Educational Institutes (HEIs) and others with a vested interest in the sector in which the qualification is used. The purpose of the QRB is to ensure that the content of the qualification and the proposed assessment methodology are fit for purpose and are appropriate to meet the requirements of the sector.

QRBs are ongoing and will be scheduled for specific points within the qualification lifetime; at the notional mid-point and again towards the review date of the qualification. During this process, the QRB will consider any feedback received on the performance of the qualification and will consider if the content, structure, purpose and assessment methodology remain appropriate to the needs of the sector. This will help to improve both our qualification and the specification.



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## 3. Qualification Unit(s)

### **Unit 1: Conduct inspection and assessment in an effective and professional manner**

Unit Reference Number: D/617/1805

Level: 6

Credit: 10

#### **Unit Summary**

This unit covers the essential, general competences expected of all professionals regardless of their working environment. Learners are expected to work effectively in the ways described in this unit throughout their work, whether in an office or at a property.

#### **Assessment Guidance**

This unit can be assessed using the following method(s):

- Portfolio of evidence
- Exam

#### **Learning Outcomes:**

1. Understand how to maintain the health, safety and security requirements as they apply
2. Be able to conduct property inspections in a professional manner to residential surveying
3. Be able to develop and maintain effective working relationships with colleagues professionals, customers and others
4. Understand how to work in accordance with any legislation or regulation requirements in relation to residential property inspections and assessments
5. Be able to comply with organisational and legal requirements at all times



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## **Unit 2: Prepare for property inspections**

Unit Reference Number: H/617/1806

Level: 6

Credit: 8

### **Unit Summary**

This unit covers those activities that are carried out prior to the inspection of a property for example talking instructions, clarifying requirements and making initial enquiries on matters relating to the property in question.

### **Assessment Guidance**

This unit can be assessed using the following method(s):

- Portfolio of evidence
- Exam

### **Learning Outcomes:**

1. Be able to agree and confirm instructions to carry out a property inspection with potential customer
2. Be able to investigate relevant matters relating to the property that may affect a customer's decision
- 3.



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### **Unit 3: Undertake property inspections**

Unit Reference Number: K/617/1807

Level: 6

Credit: 22

#### **Unit Summary**

This unit covers the competence required to conduct property inspections and, as such, is closely related to the structure and content of the property inspection report. The aim of the inspection is to provide an impartial report that can be used and relied upon by a prospective buyer, mortgage lender and by a seller.

The report will detail the construction and condition of the property on the date inspected; defects which are considered to be significant or in need of urgent attention; and defects which require further investigation to prevent damage to the fabric of the building or which are a threat to personal safety.

This unit covers the inspection of most standard properties, whether they are houses, flats or maisonettes, traditional construction or purpose-built, leasehold or freehold.

#### **Assessment Guidance**

This unit can be assessed using the following method(s):

- Portfolio of evidence
- Exam

#### **Learning Outcomes:**

1. Be able to inspect property for condition
2. Be able to make complete and comprehensive records of findings
3. Be able to determine condition and assess level of its significance
4. Be able to recognise the range of options, likely effectiveness and value for money of measures to improve energy performance and running costs



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## **Unit 4: Produce, maintain and distribute reports**

Unit Reference Number: M/617/1808

Level: 6

Credit: 12

### **Unit Summary**

This unit covers the activities undertaken once the inspection is completed i.e. the production and distribution of complete and comprehensive property inspection reports in accordance with the prescribed format. The report will detail: the construction and condition of the property on the date inspected; defects which are considered to be significant or in need of urgent attention; and defects which require further investigation to prevent damage to the fabric of the building or which are a threat to personal safety.

### **Assessment Guidance**

This unit can be assessed using the following method(s):

- Portfolio of evidence
- Exam

### **Learning Outcomes:**

1. Be able to produce complete and comprehensive reports that meet relevant standards and guidance
2. Be able to use prescribed technology



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## **Unit 5: Investigate and evaluate factors that impact on the value of residential property**

Unit Reference Number: T/617/1809

Level: 6

Credit: 16

### **Unit Summary**

This unit covers the initial preparation for the valuation of property including confirming customer requirements, preparing quotations for valuation work and the investigation and evaluation of a range of factors that impact on the value of property.

The range of factors includes economic and social factors and market trends, legal and regulatory requirements, location and environmental factors and information obtained from property inspections, including from property inspection reports and other sources. The learner must be able to investigate and evaluate factors that impact on the value of a wide range of property varying in terms of age, location, type, construction, size (of property and plot) and condition.

### **Assessment Guidance**

This unit can be assessed using the following method(s):

- Portfolio of evidence
- Exam

### **Learning Outcomes:**

1. Be able to investigate and evaluate economic and social factors and market trends
2. Be able to investigate and evaluate legal and regulatory factors
3. Be able to investigate and evaluate location and environmental factors
4. Be able to interpret information obtained from property inspection



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## **Unit 6: Value residential property**

Unit Reference Number: K/617/1810

Level: 6

Credit: 12

### **Unit Summary**

This unit covers the assessment of value of residential and mixed use property and the preparation and submission of valuation reports. It also covers the need for professional indemnity insurance and how to respond to challenges or complaints about the valuation and the need to follow relevant codes of practice and professional standards applying to the preparation of valuation reports.

### **Assessment Guidance**

This unit can be assessed using the following method(s):

- Portfolio of evidence
- Exam

### **Learning Outcomes:**

1. Be able to assess the value of property
2. Be able to prepare and deliver a valuation report



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