



**Level 6 Diploma in
Residential Surveying**

Qualification Specification

Qualification Recognition Number: 603/4948/7

ABBE Qualification Code: DipRSL619

July 2019

This qualification specification was developed in July 2019. No changes have been made to this specification since that date.

This document is copyright under the Berne Convention. All rights are reserved. Apart from any fair dealing for the purposes of private study, research, criticism or review, as permitted under the Copyright, Designs and Patents Act 1998, no part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, electrical, chemical, mechanical, optical, photocopying, recording or otherwise, without prior written permission of the copyright owner. Enquiries should be addressed to Awarding Body for the Built Environment (ABBE).

Copyright © ABBE 2019



ABBE is a wholly owned subsidiary of Birmingham City University

Contents

1. ABBE

1.1 Introduction	4
1.2 Our values, vision and mission	4
1.3 ABBE Specification	4
1.4 Enquiries	4

2. Qualification Information

2.1 Qualification purpose	5
2.2 Who can take this qualification?	5
2.3 Qualification number	5
2.4 Qualification level	5
2.5 Total Qualification Time (TQT)	5
2.6 Progression	5
2.7 Age ranges	6
2.8 Structure of qualification	6
2.9 Barred units	6
2.10 Language	6
2.11 Grading	6
2.12 Pre-course procedures	6
2.13 Qualification Review Boards	6

3. Qualification Unit(s)

3.1 Qualification unit(s)	8
---------------------------	---



ABBE is a wholly owned subsidiary of Birmingham City University

1. ABBE

1.1 Introduction

ABBE, the Awarding Body for Building Education 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. 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
University House
15 Bartholomew Row
Birmingham
B5 5JU

Tel: 0121 331 5174

Email: abbeenquiries@bcu.ac.uk

Website: www.abbega.co.uk



ABBE is a wholly owned subsidiary of Birmingham City University

2. Qualification Information

2.1 Qualification purpose

This qualification gives the learner sufficient knowledge relating to residential construction, pathology and energy to enable the holder to carry out residential surveys for buyers through a property inspection report. Although the qualification is not a route into RICS, it does provide excellent training and validated CPD which will enable the holder to complete Homebuyer reports or similar.

Learners wishing to complete this qualification will typically already be a member of the RICS or an equivalent professional body with some experience within the surveying industry.

2.2 Who could take this Qualification?

The ABBE Level 6 Diploma in Residential Surveying is an industry-recognised and is 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.

2.3 Qualification Number

ABBE Level 6 Diploma in Residential Surveying: 603/4948/7

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: 520
- Guided Learning (GL) for this qualification is: 280
- Credit Value: 52 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.



ABBE is a wholly owned subsidiary of Birmingham City University

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 learners must achieve the four 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

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.

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,



ABBE is a wholly owned subsidiary of Birmingham City University

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.



ABBE is a wholly owned subsidiary of Birmingham City University

3. Qualification Unit(s)

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

(This is unit 1 in the Level 6 Diploma in Residential Surveying and Valuation qualification)

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



ABBE is a wholly owned subsidiary of Birmingham City University

Unit 2: Prepare for property inspections (This is unit 2 in the Level 6 Diploma in Residential Surveying and Valuation qualification)

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



ABBE is a wholly owned subsidiary of Birmingham City University

Unit 3: Undertake property inspections (This is unit 3 in the Level 6 Diploma in Residential Surveying and Valuation qualification)

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



ABBE is a wholly owned subsidiary of Birmingham City University

Unit 4: Produce, maintain and distribute reports (This is unit 4 in the Level 6 Diploma in Residential Surveying and Valuation qualification)

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



ABBE is a wholly owned subsidiary of Birmingham City University



Head Office Address:

Awarding Body for the Built Environment (ABBE)
Birmingham City University
University House
15 Bartholomew Row
Birmingham
B5 5JU

Contact:

Telephone: 0121 250 3534
Email: abbeenquiries@bcu.ac.uk
Website: www.abbequ.co.uk



ABBE is a wholly owned subsidiary of Birmingham City University