



**Level 6 Certificate in**

## **Residential Valuation**

### Qualification Specification

Qualification Recognition Number: 603/4256/0

ABBE Qualification Code: CertRVL619

**March 2019**



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This qualification specification was developed in March 2019; therefore, no changes have been made to this document since this 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.

## 1.2 Mission Statement

**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 Qualification Specification

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.

## 1.4 Enquiries

Any enquiries relating to this qualification should be addressed to:

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

Tel: 0121 250 3534

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

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



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## 2. Qualification Information

### 2.1 Qualification Purpose

The UK valuation sector is facing a shortage of qualified valuers and the average age of the existing qualified workforce is increasing. A has already been developed, to enable new entrants to enter the residential valuation industry. This qualification has been developed to enable surveyors and others who qualified through another pathway to transfer to the residential valuation sector.

While existing learning does exist in the form of informal CPD the Level 6 Certificate in Residential Valuation qualification includes sufficient assessment of both the knowledge and competence to give employers and the lending industry sufficient confidence in the ability of learners to undertake a valuation.

### 2.2 Who could take this Qualification?

This qualification is primarily aimed at:

- Members of RICS (MRICS, AssocRICS, FRICS) who joined the profession via other pathways
- Members of RICS returning after a career break
- Members of other professional bodies who have rights of direct entry to RICS as an Associate Member via the Building Surveying Pathway, for example:
  - Chartered Institute of Builders CIOB
  - Chartered Association of Building Engineers CABE
  - Chartered Institute of Architectural Technologists CIAT
  - Institution of Clerks of Works and Construction Inspectorate (ICWCI)

This qualification may also be of interest to people currently working in other disciplines, for example estate agency, although access to some valuation work is restricted only to those with RICS membership.

### 2.3 Qualification Number

ABBE Level 6 Certificate in Residential Valuation: 603/4256/0

### 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: 360
- Guided Learning (GL) for this qualification is: 200
- Credit Value: 36 credits

### 2.6 Progression

This qualification has been specifically designed to ensure that learners have sufficient occupation competence to practice as residential valuers.

Learners must submit valid evidence, derived from the workplace or approved simulated environments to enable the assessment centres to verify their competence.



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The qualification is designed to:

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

## 2.7 Age ranges

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

## 2.8 Structure of the Qualification

To achieve this qualification, learners must achieve three mandatory units.

Mandatory Unit(s)			
URN	Unit Name	Credit Value	Level
H/617/1806	Prepare for property inspections	8	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.

## 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



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

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 taking instructions, clarifying requirements and making initial enquiries on matters relating to the property in question.

### Assessment Guidance

This unit must 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



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## **Unit 2: Investigate and evaluate factors that impact on the value of residential property** (This is unit 5 in the Level 6 Diploma in Residential Surveying and Valuation)

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 3: Value residential property** (This is unit 6 in the Level 6 Diploma in Residential Surveying and Valuation)

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





**Head Office Address:**

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

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



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