



Level 6 Certificate in

Residential Surveying

Qualification Specification

Qualification Recognition Number: 603/4909/8

ABBE Qualification Code: CertRSL619

May 2023

This qualification specification was amended in May 2023 to remove the reference to QiW.

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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 Certificate in Residential Surveying. The aim of this handbook is to provide learners with guidance and information to achieve their 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 Data Protection

ABBE is compliant with the Data Protection Act (2018) and General Data Protection Regulation (GDPR) and handles all data in accordance with the required procedures of the Act.

1.5 Enquiries

Any enquiries relating to this qualification should be addressed to:

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

2. Qualification Information

2.1 Qualification purpose

This qualification gives the learner sufficient knowledge relating to residential construction and pathology 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 validated CPD and may 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 Certificate in Residential Surveying is industry-recognised and is aimed at those seeking to update their competence within residential surveying.

2.3 Qualification Number

ABBE Level 6 Certificate in Residential Surveying: 603/4909/8

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 been 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

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

The Certificate is designed to:

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

2.7 Age ranges

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

2.10 Structure of the Qualification

To achieve the ABBE Level 6 Certificate in Residential Surveying learners must achieve the three mandatory units.

Mandatory Units			
URN	Unit Name	Credit Value	Level
H/617/1806	Prepare for property inspections	8	6
D/617/4865	Undertake residential property inspections	16	6
M/617/1808	Produce, Maintain and distribute reports	12	6

2.11 Barred Units

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

2.12 Language

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

2.13 Grading

This qualification is: Pass/Fail

2.14 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.

2.15 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.

3. Qualification Units

Unit 1: 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 taking 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

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: Undertake residential property inspections

Unit Reference Number: D/617/4865

Level: 6

Credit: 16

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

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

Unit 3: Produce, maintain and distribute reports (This is unit 4 in the Level 6 Diploma 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 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

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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