



Level 4 Certificate in

Understanding Housing Construction

Qualification Specification

Qualification Recognition Number: 610/4712/0

ABBE Qualification Code: CertUHCL424

September 2024

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1. ABBE

1.1 Introduction

ABBE, the Awarding Body for the Built Environment, is a forward-thinking organisation that offers a range of 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 at www.abbqa.co.uk

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

Birmingham City University

University House

15 Bartholomew Row

Birmingham

B5 5JU

Tel: 0121 331 5174

Email: abbeenquiries@bcu.ac.uk

Website: www.abbqa.co.uk



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2. Qualification Information

2.1 Qualification Purpose

Successful achievement of this qualification gives the learner knowledge and understanding relating to housing construction. Learners should be able to understand the principles and practice of health and safety relating to residential property and law. Furthermore, learners will have the opportunity to choose further understanding inbuilding regulations in England as they apply to domestic buildings including legal requirements and regulations. As well as damp and condensation, sites and foundations, pitched roofs, flat roofs, the construction of walls and floors, ceilings and internal finishes or balconies, terraces and walkways in residential properties.

Learners wishing to complete this qualification may have some experience within the residential housing industry.

2.2 Who could take this Qualification?

The ABBE Level 4 Certificate in Understanding Housing Construction is aimed at those seeking to improve their knowledge and understanding within residential building industry.

2.3 Qualification Number

ABBE Level 4 Certificate in Understanding Housing Construction: 610/4712/0

2.4 Qualification Level

This qualification has been listed on the Regulated Qualifications Framework (RQF) at: Level 4

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: 190 hours
- Guided Learning (GL) for this qualification is: 130 hours
- Credit Value: 13-19 credits

2.6 Age ranges

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

2.7 Structure of the Qualification

To achieve this qualification, learners must achieve the two mandatory units and a minimum of 9 credits and a maximum of 15 credits from the optional units.

Mandatory Unit(s)				
Unit No.	URN	Unit name	Level	Credit value
1	D/651/2266	Introduction to the principles and practice of health and safety in residential property	4	2
2	K/651/1865	Introduction to understanding law	4	2



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Optional Unit(s)				
3	J/651/0071	Understand damp and condensation in residential buildings	4	3
4	M/651/0074	Introduction to sites and foundations for housing professionals	4	3
5	H/651/0495	Understanding pitched roofs for housing professionals	4	3
6	L/651/0073	Understanding flat roofs for low-rise residential property	4	4
7	D/651/0484	Introduction to the construction of walls and floors for housing professionals	4	5
8	F/651/0494	Understanding ceilings and internal finishes in residential properties	4	3
9	F/651/0485	Understanding Balconies, Terraces and Walkways on Residential Property	4	3
10	K/651/0072	Understanding the Building Regulations in England as they apply to Domestic Dwellings	4	4

2.8 Grading

This qualification is: Pass/Fail



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3. Qualification Unit(s)

Unit 1 – Introduction to the principles and practice of health and safety in residential property

Unit reference Number: D/651/2266

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand how health and safety considerations impact housing professionals in their role managing residential properties within their workplace
2. Understand the principles of risk assessment and how to assess, monitor and minimise health and safety risks
3. Be able to identify the primary dangers present in residential properties and understand their potential effects on various individuals



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Unit 2 – Introduction to understanding law

Unit reference Number: K/651/1865

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand the characteristics of English Law
2. Know the primary sources of English law
3. Understand how legal rights can be enforced



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Unit 3 – Understand damp and condensation in residential buildings

Unit reference Number: J/651/0071

Level: 4

Credit: 3

GLH: 20

Learning objectives:

1. Understand the different forms of water and how it behaves and affects residential buildings
2. Understand sources of water in residential buildings
3. Understand damp and condensation in residential buildings
4. Understand the process of collecting physical information about a dwelling to assess damp and moisture
5. Understand the implications for property owners who fail to manage moisture in the building



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Unit 4 – Introduction to sites and foundations for housing professionals

Unit reference Number: M/651/0074

Level: 4

Credit: 3

GLH: 20

Learning objectives:

1. Understand the different foundation types and why variations are needed for residential buildings
2. Understand the main two types of soil and the implications for foundations
3. Understand how water affects foundations and can cause risks in residential buildings
4. Understand how the proximity of rivers and water courses can affect residential buildings and create risk for owners and occupiers
5. Understand the specific risks for buildings and their occupants due to sloping sites
6. Understand the purpose of retaining walls and potential issues for property owners and occupiers if they fail



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Unit 5 – Understanding pitched roofs for housing professionals

Unit reference Number: H/651/0495

Level: 4

Credit: 3

GLH: 20

Learning objectives:

1. Understand the detailing of pitched roof coverings
2. Understand the common reasons for the failure of pitched roof coverings
3. Understand that there may be relevant legislation, regulation and guidance to take into account relating to inspecting roofs
4. Understand the hazards that may be present during a roof inspection and how a risk assessment is used to identify and mitigate risks
5. Understand how the inadequate design of roof structure can lead to potential risks that may compromise the structural integrity of roofs
6. Understand the role pitched roofs have in fire safety
7. Understand the difference between a warm and a cold roof, how they are ventilated and the risks associated with inappropriate ventilation



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Unit 6 – Understanding flat roofs for low-rise residential property

Unit reference Number: L/651/0073

Level: 4

Credit: 4

GLH: 30

Learning objectives:

1. Understand why flat roofs are used in some locations
2. Understand how flat roofs are constructed and the function of the component parts
3. Understand the factors that affect the flat roof
4. Understand the specific detailing required when a flat roof is used for regular access and the possible implications if the details are wrong or defective
5. Understand Building Regulations and associated Approved Documents for flat roofs
6. Understand the principle of 'warm and cold roofs' as it applies to flat roofs
7. Understand the importance of defining the scope of the inspection



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Unit 7 – Introduction to the construction of walls and floors for housing professionals

Unit reference Number: D/651/0484

Level: 4

Credit: 5

GLH: 40

Learning objectives:

1. Understand how walls are constructed and the impact on owners and occupiers if walls deteriorate over time
2. Understand how walls contribute to the energy efficiency of buildings
3. Understand common floor construction types, their failures and the implications for owners and occupiers
4. Understand how defects in timber and building materials are caused
5. Understand how floors can contribute to energy efficiency
6. Understand how floor design and construction can impact on ground gases and how to mitigate health risks



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Unit 8 – Understanding ceilings and internal finishes in residential properties

Unit reference Number: F/651/0494

Level: 4

Credit: 3

GLH: 20

Learning objectives:

1. Understand the function and components of a ceiling
2. Understand why ceilings may fail
3. Understand legislation, regulation and guidance relevant for inspection of ceiling voids and the possible hazards that may exist
4. Understand the duties on housing managers that exist as a result of the use of asbestos



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Unit 9 – Understanding balconies, terraces and walkways on residential property

Unit reference Number: F/651/0485

Level: 4

Credit: 3

GLH: 20

Learning objectives:

1. Understand the ways balconies, terraces and walkways may impact and potentially compromise occupant and visitor safety
2. Understand the complex structural factors that must be taken into consideration to ensure balconies, terraces and walkways are safe, functional and durable
3. Understand what is meant by building pathology in the context of balconies, terraces and walkways and the defects, damages and abnormalities that may affect them
4. Understand the issues that should be taken into account when a property has been converted from commercial use to residential
5. Understand the ongoing management concerns that may arise from residential property being adjacent to commercial properties



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Unit 10 – Understanding the building regulations in England as they apply to domestic dwellings

Unit reference Number: K/651/0072

Level: 4

Credit: 4

GLH: 20

Learning objectives:

1. Understand the background to and purpose of the Building Regulations in England
2. Understand the Legal and Regulatory framework for Building Regulations in England
3. Understand the role of the various parties involved in the Building Regulation process
4. Understand the consequences of failure to comply with building regulations
5. Understand possible solutions if a property does not have building control sign off
6. Understand the relevant approved documents relating to domestic properties
7. Understand the scope of works that need building control approval



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