



Level 4 Certificate in

Understanding Damp in Housing

Qualification Specification

Qualification Recognition Number: 610/4816/1

ABBE Qualification Code: CertUDHL424

October 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 damp in housing. Learners should be able to understand the principles and practice of health and safety relating to residential property and law, as well as damp and condensation in residential buildings. Furthermore, learners will have the opportunity to choose further understanding units in building regulations in England as they apply to domestic buildings including legal requirements and regulations. As well as pitched roofs, flat roofs, the construction of walls and floors, cold water and drainage, hot water and ventilation in domestic buildings.

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 Damp in Housing is aimed at those seeking to improve their knowledge and understanding within residential property industry.

2.3 Qualification Number

ABBE Level 4 Certificate in Understanding Damp in Housing: 610/4816/1

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 three mandatory units and a minimum of 6 credits and a maximum of 12 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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3	J/651/0071	Understand damp and condensation in residential buildings	4	3
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Optional Unit(s)				
4	T/651/2353	Understanding Cold Water and Drainage in Domestic Buildings	4	2
5	L/651/1866	Understanding Hot Water in Domestic Buildings	4	2
6	M/651/1867	Understanding Ventilation in Domestic Buildings	4	2
7	L/651/0073	Understanding flat roofs for low-rise residential property	4	4
8	H/651/0495	Understanding pitched roofs for housing professionals	4	3
9	D/651/0484	Introduction to the construction of walls and floors for housing professionals	4	5
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 – Understanding Cold Water and Drainage in Domestic Buildings

Unit reference Number: T/651/2353

Level: 4

Credit: 2

GLH: 10

Learning objectives:

1. Understand the key components of a domestic cold water and drainage systems
2. Understand the potential risks associated with domestic cold water and drainage systems
3. Understand the legal requirements and regulations in place for cold water systems and drainage systems
4. Understand basic faults of a domestic cold water and drainage systems
5. Understand the role of the competent persons scheme



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Unit 5 – Understanding Hot Water in Domestic Buildings

Unit reference Number: L/651/1866

Level: 4

Credit: 2

GLH: 10

Learning objectives:

1. Understand the key components of domestic hot water systems, their purpose and how they function
2. Understand the hazards linked to hot water systems
3. Understand the potential risks associated to domestic hot water systems and how these risks can be mitigated
4. Understand basic faults of a domestic hot water system
5. Understand the issues for occupants when hot water systems do not run efficiently
6. Understand the legal requirements and regulations in place for hot water systems and the implications for failure to adhere to these requirements



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Unit 6 – Understanding Ventilation in Domestic Buildings

Unit reference Number: M/651/1867

Level: 4

Credit: 2

GLH: 10

Learning objectives:

1. Understand why ventilation is important in residential properties for building component and occupant health
2. Understand the key components of domestic ventilation
3. Understand the possible consequences for building components and occupant health resulting from ventilation that has been compromised, failed or has been inadequately installed
4. Understand the legal requirements and regulations in place for ventilation
5. Understand common faults within domestic ventilation



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Unit 7 – 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 8 – 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 9 – 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 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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