

MODULE CODE: ACBA6006
TITLE: Building Conservation, Asset and Facilities Management
DATED: 16/08/2018

LEVEL: 6
CREDITS: 20

JACS CODE: K230

AIM

- To develop an understanding of the importance of adopting effective asset management principles and procedures. The module will address operational tactical and strategic criteria and gain skills and knowledge of benchmarking, condition based and lean asset management strategies. The focus will be placed on 'hard' FM services with a lesser emphasis on 'soft' provisions.

LEARNING OUTCOMES

Upon the successful completion of this module, the student should be able to demonstrate the ability to:

- Deploy accurately, philosophies and processes involved in managing the care (conservation where appropriate) and retrofitting of both traditional and late twentieth century buildings.
- Critically compare and evaluate different asset management approaches; formulating sustainable strategies to prevent deterioration of asset condition for differing situations and building types;
- Identify and apply appropriate and effective targets to asset management that ensure that the risks emanating from obsolescence in its many facets are minimised or managed.

INDICATIVE CONTENT

- Asset Management – Definitions. Standards. Concept of total building care.
- Conservation Charters, philosophical approaches,
- Principles; Statements of Significance, Heritage Impact Statements and Conservation Management Plans.
- Listed building legislation and processes.
- Practical case studies. (The Palace of Westminster and Buckingham Palace as key resources) but with more local examples aiding students development and affording applications for assignments.
- The sector and specific challenges posed (focussing primarily on the UK's climatic challenges; stock profile; generic building typologies, socio-economic factors and demographics.
- Forms of Maintenance e.g. Reactive, Emergency, Planned, Planned Preventative, Condition based, Day to day, Revenue, Capitalised; Lean and Six Sigma processes.
- Service level agreements, procurement options, and suitability and cost/value arguments.
- Condition, element, component and performance-based approaches to asset management;

- Ownership costs, whole-life expenditure.
- Investment and Risk strategies
- Health and Safety (as specifically applied to this sector for: operatives, management and professionals)
- Risk strategies.
- Potential efficiency gains
- Asset management principles and survey techniques
- Statutory compliance
- Sustainability
- Methods of enhancing building or occupier satisfaction
- Building performance, adverse impact potential, e.g. on structure, building fabric and environmental performance
- Historic and traditional buildings, heritage impact assessments and building performance
- Physical stock condition survey: condition or status criteria, e.g. new, sound, operable, inoperable, unsafe; use of asset condition survey data; relationship of asset management plan to building plan; relationship to capital investment strategy; relationship to corporate building maintenance strategy
- Sustainable remedial solutions opportunities and threats, e.g. carbon footprint reduction, new and improved technologies, energy use and efficiency, alternative energy resources, materials recycling; 'Green' specification
- Inventories
- Continuous system performance assessment technologies
- Asset registers, asset register software, e.g. Computerised Maintenance/Asset Management Software (CMMS). Computer aided Facilities Management (CAFM) and Building Information Modelling (BIM 4) Conservation.
- Benchmarking Facilities and Estates - Key Performance Indicators (KPI's).

LEARNING AND TEACHING STRATEGY

Students will be taught through lectures (including guest lectures by practising professionals) case study seminars, tutorials and site visits that will be used to demonstrate vocational practice and different approaches taken.

The study time for the module is divided as follows:

Activity type	Hours	Percentage
Scheduled learning	~~60~~ 48	~~30~~ 24%
Independent learning	~~140~~ 152	~~70~~ 76%
Placement learning	0	0
TOTAL	200	100%

ASSESSMENT

Assessment Component 1

(Tick one)

☐ Written exam ☒ Coursework ☐ Practical

Mode of assessment	Volume	Weighting
Report	6,000 words or equivalent case study based evaluation of a substantial asset.	100%

Assessment Summary

Activity type	Percentage
Written exam	
Coursework	100%
Practical	
TOTAL	100%

READING LIST

Module Code	ACBA6006	
Module Title	Building Conservation, Asset and Facilities Management	
Classification	Reading List entry	Electronic*
Essential	English Heritage (2015). <i>Practical Building Conservation</i> , 10-volume set. Library Resource	☒
Essential	Building Conservation Directory – Web Portal Accessed at: www.buildingconservation.com/	☒
Essential	Hollis, M. (2005) <i>Surveying Buildings</i> . London: Surveyors Publications	☐
Further	University of the West of England, Bristol (2004) <i>Maintaining Value module 1: Best Practice Maintenance Management for Listed Buildings</i> . Bristol: UWE	☒
Further	Wood, B. (2003) <i>Building Care</i> . Oxford: Blackwell Publishing.	☒
Further	British Standards Institute (2013) <i>BS 7913: Guide to the Conservation of Historic Buildings</i> . London: British Standards Institute	☐
Further	BS Guides to Facilities Management	☒
Further	SPAB – Cornerstone Publication and Technical Guides	☐
Further	Cadw, Historic Scotland, Historic England; various web-based guidance.	☒
Further	BSRIA (2012) <i>Asset Management and Maintenance Audits (BG24/2012)</i> . Bracknell: BSRIA	☐
Further	RICS 'I Surv' Electronic Database. Subscription via School.	☒
Further	IHBC. Context Journal	☒