

SAMPLE ASSIGNMENT BRIEF

UNIT 6 - MAINTENANCE OF THE BUILT ENVIRONMENT



Construction and the Built Environment

Level 1 Unit 6 Maintenance of the built environment (CBE1U6)

Sample Assignment Brief (Approximately twelve hours under controlled conditions)

Evidence requirements

You must produce evidence of achievement of the assessment criteria. Upon completion of this unit you should:

- 1 understand the types of building maintenance, and methods used to control maintenance costs
- 2 know about basic common building defects
- 3 understand health, safety and welfare issues when performing building maintenance tasks.

In order to attain a high mark in this unit, you must address all of the above. A table showing how the Assessment Criteria topics are weighted should be shown to learners in order that they understand how the final mark is determined.

You are required to complete three assessed tasks to achieve the assessment criteria which are set out in the marking grid for the unit.

Scenario

A large national developer has purchased a plot of land near to a primary and secondary school. Close to the development site are: residential housing, a large public park and sheltered housing for the elderly.

The area is served well with frequent public transport to and from the city centre. The developer is going to erect 155 dwellings; these will consist of detached, semi detached, town houses, apartment block and a small number of bungalows. Services to the site are in place (water, electricity, gas and drainage) and work has been completed to form an access road to and from the construction site. The proposed development site was previously home to an old factory (now demolished) and there are plans to build a small number of retail units and a pub/restaurant in the first phase of this project.

The development site has a number of trees with Tree Protection Orders (TPOs) on them. These orders make it an offence to remove, prune or damage protected trees even if they are on private land. If you want to carry out work on a protected tree, you will need permission from the local authority.

The second phase is to convert a former local authority owned residential home into luxury apartments.

The residential home is a listed building and therefore any work that is done (completed) on this building is subject to strict conditions.

Listed building consent is required for any work which affects the special character or interest of a listed building so any work proposed must be carefully considered in the context of the building and of its history.

The third phase of this contract is to renovate the local housing stock. Part of the successful bid for this contract is to employ and train some of the local residents, source locally produced materials and resources, increase use of renewable materials and improve waste management techniques. The remodernisation programme will include some of the following: new energy saving features, improved security gates, lighting and fences.

Task 1

Building maintenance and methods used to control maintenance costs

You can show this evidence by completing the following:

Using a school as an example, identify and describe different types of building maintenance:

- Routine maintenance
- Planned preventative maintenance
- Emergency maintenance

From the scenario on pages 1 and 2 identify and describe how a building of your choice needs good design, good workmanship, good specification and good planning to control long-term maintenance costs. An example of the benefits of planning a long-term maintenance programme could be the regular servicing of gas boilers to help reduce costly breakdown repairs.

Task 2

Basic, common building defects

You can show this evidence by completing the following:

By carrying out a survey of a school for example, correctly identify all of the common building defects and describe the techniques to put right the defects. An example of a defect could be – damaged brickwork caused by dripping water from an overflow pipe. What maintenance action will be required to put right the damage caused by the water to the brickwork and mortar joints?

Task 3

Performing basic maintenance tasks safely, and associated health, safety and welfare issues

You can show this evidence by completing the following:

- Using the range of building defects in Task 2; describe the health and safety measures to be taken when carrying out basic building maintenance tasks. In this include:
 - Health and safety legislation
 - Use of personal protective equipment
 - Clean and tidy work areas
 - Safe working practices
 - Safe use of access equipment and tools

Working safely with others you will be set a number of maintenance tasks using tools, equipment and access equipment. You will maintain a clean and tidy workshop, dispose of any waste produced, and clean tools and equipment after use.

Include risk assessments, method statements and provide evidence that a range of maintenance tasks have been carried out.

Weighting of assessment criteria topics

Assessment criteria topic	Weighting	Marks
1 Building maintenance and methods used to control maintenance costs	25%	12
2 Basic, common building defects	37.5%	18
3 Performing basic maintenance tasks safely, and associated health, safety and welfare issues	37.5%	18
Total	100%	48

Assessment grid

Assessment criteria topic	Band 1	Band 2	Band 3
	The learner has:		
1 Building maintenance and methods used to control maintenance costs	<p>0 – 4 marks</p> <p>Demonstrated a basic understanding of the factors that affect building maintenance by correctly identifying a limited number of different types of building maintenance and the methods used to control maintenance costs.</p> <p>Related this to the maintenance of the existing building or structure under consideration in a superficial but generally accurate fashion.</p>	<p>5 – 8 marks</p> <p>Demonstrated a partial understanding of the factors that affect building maintenance by correctly identifying most of the different types of building maintenance and the methods used to control maintenance costs.</p> <p>Related this to the maintenance of the existing building or structure under consideration in a clear and accurate fashion.</p>	<p>9 – 12 marks</p> <p>Demonstrated an in-depth understanding of the factors that affect building maintenance by correctly identifying all of the different types of building maintenance and a full range of the methods used to control maintenance costs.</p> <p>Related this to the maintenance of the existing building or structure under consideration in a thorough and detailed fashion.</p>
2 Basic, common building defects	<p>0 – 6 marks</p> <p>Demonstrated a basic understanding of building defects by correctly identifying a limited number of common building defects and briefly describing the techniques used to remedy such defects.</p> <p>Related this to the maintenance of the existing building or structure under consideration in a superficial but generally accurate fashion.</p>	<p>7 – 12 marks</p> <p>Demonstrated a partial understanding of building defects by correctly identifying a wide range of common building defects and clearly describing the techniques used to remedy such defects.</p> <p>Related this to the maintenance of the existing building or structure under consideration in a clear and accurate fashion.</p>	<p>13 – 18 marks</p> <p>Demonstrated an in-depth understanding of building defects by correctly identifying all of the common building defects and clearly and precisely describing the techniques used to remedy such defects.</p> <p>Related this to the maintenance of the existing building or structure under consideration in a thorough and detailed fashion.</p>
3. Performing basic maintenance tasks safely, and associated health, safety and welfare issues	<p>0 – 6 marks</p> <p>Identified and briefly described a limited range of Health and Safety measures associated with building maintenance tasks.</p> <p>Worked safely with others to perform these building maintenance tasks to a variable standard, with a significant level of supervision and guidance.</p>	<p>7 – 12 marks</p> <p>Identified and clearly described a wide range of Health and Safety measures associated with building maintenance tasks.</p> <p>Worked safely with others to perform these building maintenance tasks to an acceptable standard with some supervision and guidance.</p>	<p>13 – 18 marks</p> <p>Identified and fully described a comprehensive range of Health and Safety measures associated with building maintenance tasks.</p> <p>Worked safely with others to perform these building maintenance tasks to a high standard without supervision or guidance.</p>

Personal, Learning and Thinking Skills

The list below is indicative of the way this unit supports the development of PLTS, as opposed to the achievement of PLTS that are possible through the assessment. The unit supports the development of more PLTS than are covered through the assessment criteria alone.

Alternative approaches could be selected.

The learner could develop PLTS by:

Independent enquirers

- identifying building defects as problems to be resolved

Creative thinkers

- generating ideas that might help to reduce future building defects

Reflective learners

- reviewing building maintenance activities carried out by self and other group members

Team workers

- working with others towards completion of basic building maintenance activities

Self-managers

- anticipating and managing risks associated with basic maintenance activities

Effective participators

- discussing issues of concern regarding building defects and maintenance activities.

Suggested learning resources:

Teachers should ensure that learners can access a wide range of resources including textbooks, journals, industry literature, government and regulatory authority publications. Electronic media resources in the form of CD-ROMs, DVDs, videos and suitable online internet applications should also be available.

Books

Building Maintenance and Management
Published by: Blackwell Science Ltd, 2000
ISBN: 0632057661

Chanter & Swallow

Building Maintenance, 2nd Ed
Published by: Palgrave MacMillan, 1997
ISBN: 0333457016

Seeley, Ivor

Understanding Housing Defects, 2nd Ed
Published by: Estates Gazette Ltd, 2002
ISBN: 0728204177

Marshall, Worthing & Heath

DIY Home Maintenance for Dummies All-in-One
Published by: John Wiley & Sons, 2005
ISBN: 0764570544

Howell, Jeff

Collins Complete DIY Manual
Published by: Collins, 2001
ISBN: 0004141060

Jackson, Albert &
Day, David

Journals and magazines

Home DIY

Videos, CDs and DVDs

How to DIY – the Complete Series
Available from: Woolworths
Product ID: 50872428

Video and DVD

Teaching you DIY Skills with Tommy Walsh
Published by: Focus Multimedia Ltd

CD-ROM

Websites

- www.citb.org.uk
- www.iphe.org.uk
- www.imbm.org.uk
- www.hse.gov.uk
- www.communities.gov.uk