



# **6720-048/548 Level 3 Constructing the Build Environment (Design & Planning)**

**Version 1.1 – December 2017**

**Sample Questions Mark Scheme**

**1**

Identify **two** different types of proactive maintenance regime for a residential property. (2 marks)

**Answer**

Any **two** for **one** mark each.

- Planned (1)
- Preventative (1)
- Programmed (1)

Test Spec Reference: 313.2.1 A01

**2**

Explain how the requirements of the Party Wall etc Act are satisfied on a residential conversion project. (6 marks)

**Answer**

Marks as shown, up to a maximum of **six** marks.

The Party Wall etc Act protects all party walls (1) structures (1) and boundaries (1). If the works on or close to any of these a Party Wall award will be required (1). No work that will impact on the structural stability of an adjacent wall, structure or boundary can be undertaken without notice being served (1). The notice is served by the building owner (1) on the adjoining owner (1) typically by a surveyor. The surveyor for both parties will agree the scope of works, the impact on the wall and issue a Party Wall Award (1). The works can then commence. On completion of the works, the wall/boundary/structure is inspected again and provided there are no issues the works are signed off (1).

Test Spec Reference: 313.3.2 A02

**3**

Describe the considerations for the implementation of a lone working policy for surveyors. (4 marks)

**Answer**

Marks as shown, up to a maximum of **four** marks.

A lone working policy will provide adequate protection for a surveyor working alone. This will include a mechanism for checking the surveyor is safe at all times (1) this could include a detailed record of where the surveyor is working (1), the type of work they are undertaking (1), and one person in the office will have responsibility for checking on the surveyor (1). It will also include a mechanism for checking on the surveyor (1), this will include regular phone calls (1), providing emergency alarms/sounders (1), in person checks (1), in addition to this emergency contact details will be provided to the surveyors next of kin should they not arrive home as expected (1).

Test Spec Reference: 314.2.3 A01

**4**

Explain how a housing association surveyor can ensure their portfolio of properties remains in good condition. (4 marks)

**Answer**

Marks as shown, up to a maximum of **four** marks.

The housing association surveyor would undertake a Stock Condition Survey (1) of their properties. This will record the current condition (1) and works required (1) and it will identify maintenance needs (1). From this a maintenance plan can be formulated to ensure the stock is kept in the best possible condition (1).

Test Spec Reference: 314.2.1 A02

**5**

Identify the relevant Approved Documents that deals specifically with: (3 marks)

- i. sanitation, hot water safety and water efficiency
- ii. toxic substances
- iii. structure.

**Answer**

- i. Approved Document G (1)
- ii. Approved Document D (1)
- iii. Approved Document A (1)

Test Spec Reference: 316.2.1 A01

**6**

A company has purchased a disused, listed, Victorian cotton mill that was constructed in 1845. The company intends to convert the mill into flats. They want to use as much of the existing construction as is possible including the windows, doors and stair cases and for the design to be energy efficient and are keen to promote the interest of disabled people.

A building surveyor has been contracted to perform a condition survey.

Discuss the alterations that need to be made to this property. (12 marks)

This should include a consideration of what the outcome of the condition survey and the approved documents which need to be applied when making a building regulation application.

**Indicative Content**

Internal partitions, suspended ceilings, window replacement, new floors, internal insulation, roof improvement and insulation, illumination, heating and ventilation, modern services, drainage, cold water, access improvements, fire detection and protection; cracking of doors and windows, window sizing, building regulation compliance with Approved Documents L and M (Access).

**Band 1 (0-4 marks)**

The candidates identifies a limited number of alterations that need to be made in basic level of detail associated with the proposed works.

The candidate makes limited reference to the impact of the condition survey and makes limited reference to the building regulation application.

**Band 2 (5-8 marks)**

The candidate describes a wide range of alterations that need to be made in an acceptable level of detail associated with the proposed works.

The candidate makes appropriate reference to the impact of the condition survey and makes limited reference to the building regulation application.

**Band 3 (9-12 marks)**

The candidate discusses a comprehensive range of alterations that need to be made with in-depth detail that is associated with the proposed works.

The candidate makes appropriate reference to the impact of the condition survey and makes limited reference to the building regulation application.

Test Spec Reference:313, 314, 316 AO4

SAMPLE