

Liverpool John Moores University

Title: BUILDING PATHOLOGY AND DILAPIDATIONS
Status: Definitive
Code: **5502UGIM** (118724)
Version Start Date: 01-08-2011

Owning School/Faculty: Built Environment
Teaching School/Faculty: Isle of Man College

Team	Leader
Mohd Nazali Mohd Noor	

Academic Level: FHEQ5
Credit Value: 24.00
Total Delivered Hours: 90.00
Total Learning Hours: 240
Private Study: 150

Delivery Options

Course typically offered: Standard Year Long

Component	Contact Hours
Lecture	43.000
Practical	7.000
Tutorial	40.000

Grading Basis: 40 %

Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Test	AS2		50.0	
Report	AS1		50.0	

Aims

To investigate and appraise the causes of the decay and deterioration of buildings materials.

To allow students to develop an understanding of the Law of Dilapidations within the context of commercial property and to enhance the appreciation of the inter-relationship between law, practice and construction technology.

Learning Outcomes

After completing the module the student should be able to:

- 1 Carry out building surveys and produce detailed reports accordingly.
- 2 Investigate and appraise the causes of typical defects to both domestic and commercial buildings.
- 3 Select and evaluate appropriate remedial works, including costs, to a range of typical defects.
- 4 Make informed judgements relating to building defects and overall condition in the context of building use, ownership and associated legal frameworks.
- 5 Adopt a legalistic approach to the determination of dilapidation's claims using relevant case law where appropriate.
- 6 Operate within the legal framework of the Law of Dilapidations and analyse the meaning of repair within the context of the law.
- 7 Carry out a dilapidations survey and produce a reasoned and logical schedule of dilapidations with accompanying costings.
- 8 Critically assess and appraise a completed dilapidation's claim.

Learning Outcomes of Assessments

The assessment item list is assessed via the learning outcomes listed:

TEST	1	2	3	4
REPORT	5	6	7	8

Outline Syllabus

Foundation Defects:

Settlement, subsidence, Heave, Landslip.

Masonry Defects:

Cracking, Frost Attack, Chemical and Biological Attack.

Timber Defects:

Fungal Attack, Insect Attack.

Metal Defects:

Corrosion of ferrous and non-ferrous metals.

Dampness: Rain Penetration, Rising Damp, Condensation.

Building Inspections: Survey Procedures, Recording a Survey, Survey Reports.

Building Services: Defects and inspections of drainage, water supply, heating and ventilation services, sick building syndrome.

Building and defect analysis models. BRE and PSA evaluation and diagnosis models.

Common defects in industrial, commercial and residential buildings.

Advanced monitoring and analysis techniques.

Reporting conclusions and recommendations.

Selection criteria for remediation options.

Method statements and risk assessments for building surveys and remedial works.

*The key concepts of dilapidations law.
 Interpretation of the commercial lease concentrating on the repairing, reinstatement and yielding up covenants.
 RICS Rules, Guidance and Procedures.
 Surveys and inspections for dilapidation purposes.
 Claim loss and value.
 Bases of dilapidation's claims, including a review of negotiation techniques and defence criteria.*

Learning Activities

Lectures, Tutorials and Survey practical session.

References

Course Material	Book
Author	Noy,E
Publishing Year	2005
Title	'Building Surveys and Reports'
Subtitle	
Edition	
Publisher	Blackwell
ISBN	1405121475

Course Material	Book
Author	Marshall,D
Publishing Year	2003
Title	'Understanding Housing Defects'
Subtitle	
Edition	
Publisher	Estates Gazette
ISBN	0728204177

Course Material	Book
Author	Hollis,M
Publishing Year	2000
Title	'Surveying Buildings'
Subtitle	
Edition	
Publisher	Surveyors Publications
ISBN	0854069798

Course Material	Book
Author	RICS
Publishing Year	2003

Title	'Dilapidations Guidance Note'
Subtitle	
Edition	
Publisher	RICS Books
ISBN	184219075X

Course Material	Book
Author	Hollis, M. & Gibson, C
Publishing Year	2000
Title	'Surveying Buildings'
Subtitle	
Edition	
Publisher	Estates Gazette
ISBN	0854069798

Course Material	Book
Author	Dowding, N. & Reynolds, K
Publishing Year	2000
Title	'Dilapidations: the modern law and practice'
Subtitle	
Edition	
Publisher	Sweet & Maxwell
ISBN	0421702400

Course Material	Book
Author	RICS
Publishing Year	1998
Title	'Building Surveys and Inspections of Commercial and Industrial Property'
Subtitle	
Edition	
Publisher	RICS Books
ISBN	0854068244

Course Material	Book
Author	Smith, P.F
Publishing Year	1995
Title	'West's Law of Dilapidations' 10
Subtitle	
Edition	
Publisher	Estates Gazette
ISBN	0728202506

Course Material	Book
Author	Harris, S.
Publishing Year	2001
Title	'Building Pathology: Deterioration, Diagnostics and

	Intervention'
Subtitle	
Edition	
Publisher	John Wiley & Sons Inc
ISBN	0471331724

Course Material	Book
Author	Watt, D
Publishing Year	1999
Title	'Building Pathology: Introduction and Practice'
Subtitle	
Edition	
Publisher	Blackwell Science
ISBN	0632048751

Course Material	Book
Author	Glover, P
Publishing Year	2006
Title	Building Surveys
Subtitle	
Edition	
Publisher	Butterworth-Heinemann
ISBN	0750681284

Notes

This module introduces the students to the law and practice of dilapidations along with the study of building defects their causes and remedial measures.