

Examiners' Report/  
Principal Examiner Feedback

January 2012

Principal Learning  
CB307 Value and Use of the Built  
Environment: Protecting and  
Maintaining

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## **Level 3 Unit 7 Value and Use the Built Environment: Protecting and Maintaining**

### **Q1**

The majority of candidates described two of the four reasons for carrying out building maintenance. The correct responses were mainly focussed on maintaining appearance, extending the life of a building or maintaining building cleanliness. Some candidates correctly identified appropriate reasons but failed to provide a description which did not attract any marks, also many descriptions were simple and not clear, reducing the marks awarded.

### **Q2**

Candidates generally provided two of the four ways that asset management could help maintain the comfort level of building users. Correct responses mainly focussed on a clean environment, adequate heating and user safety. Some candidates correctly identified appropriate ways but failed to provide a description which did not attract any marks, also many descriptions were simple reducing the marks awarded.

### **Q3**

The majority of candidates described two of the four environmental benefits of using timber frame technology. Correct responses were mainly focussed on timber as a renewable resource, reduced site wastage and recycling however, many misinterpreted the question and provided responses focussed on general benefits not related to the environment. Some candidates correctly identified appropriate benefits but failed to provide a description which did not attract any marks, also many descriptions were simple reducing the marks awarded.

### **Q4**

The majority of candidates described three of the four sustainable energy sources. Correct responses were mainly focussed on solar power, wind turbines, photovoltaic cells and ground source heat pumps. Candidates generally confused solar and photovoltaic sources, and some misread the question and described methods of updating existing buildings with sustainable systems. Some candidates correctly identified appropriate sources but failed to provide a description which did not attract any marks, also many descriptions were simple reducing the marks awarded.

### **Q5**

The majority of candidates described one of the three types of resources that could be used to help manage building assets. Correct responses mainly focussed on trained maintenance team or use of contractors for specialist work. However many of the responses provided identification only which did not attract any marks and many descriptions were simple and not clear, reducing the marks awarded.

## **Q6**

A few candidates provided two appropriate advantages of using proactive maintenance methods for a building project, mainly focussed on the reduced need for invasive maintenance or reduced impact on an organisation. However, the majority of candidates confused the terms proactive and reactive and subsequently provided incorrect advantages. Also some candidates provided disadvantages rather than advantages. Many of the responses provided identification only which did not attract any marks and many descriptions were simple and not clear, reducing the marks awarded.

## **Q7**

Some candidates provided appropriate descriptions of the role of a facility management company for the maintenance of the business park, mainly focussed on cleaning the office buildings, operating a maintenance schedule and maintaining the external environment. Many of the responses failed to adequately analyse the scenario and provided general roles of facility management not adequately related or linked to the scenario. The majority of candidates demonstrated limited understanding of the role of facilities management and only provided one or two briefly described roles, limiting their marks. Candidates needed to provide a sound understanding for a range of fully described roles to attract full marks.

## **Q8**

The majority of candidates described one main element of the office buildings that required planned preventative maintenance, mainly focussed on services and the external building fabric. However, the descriptions were generally simple and lacked adequate detail reducing the marks awarded. Some of the responses failed to adequately analyse the scenario and described general maintenance not related to Business Park and some failed to describe building elements. The majority of candidates demonstrated limited understanding of planned preventative maintenance limiting the marks awarded. Candidates needed to provide a sound understanding for a range of fully described elements to attract full marks.

## **Q9**

The majority of candidates described one type of sustainable thermal insulation suitable for the business park, mainly focussed on the use of sheep's wool and cellulose from recycled newspapers. However, the descriptions were generally simple and lacked adequate detail reducing the marks awarded. Some of the responses failed to adequately analyse the scenario and described general insulation methods and techniques not suited to the business park, for example the use of straw bales. The majority of candidates demonstrated limited understanding of sustainable thermal insulation limiting the marks awarded. Candidates needed to provide a sound understanding for a range of fully described types to attract full marks.

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