

SCHOOL OF ARCHITECTURE, DESIGN & CONSTRUCTION

BSc (Hons) Estate Management

STUDENT HANDBOOK

2011-2012



**UNIVERSITY
of
GREENWICH**

PREFACE

Welcome to the School of Architecture, Design & Construction.

This *Programme Handbook* contains important information relating to your specific Programme of Studies. It is complemented by the *General Information Student Handbook* (blue cover) , which gives essential information useful to all students in the School on accessing online information, assessment, pastoral care and assistance, University regulations, etc...

Please make sure you get both handbooks.

With our best wishes for a successful programme of studies.

Disclaimer:

The University of Greenwich reserves the right to discontinue any class or programme, to alter any programme or to amend any other information without notice.

It is the intention of the School of Architecture, Design & Construction to keep under review the content, teaching methods and assessment of the programmes and in consequence there may be changes which have overtaken the production of this Handbook, or which may occur during the year. Changes will be advised by the Programme Leaders.

You are reminded that all work produced during your programme of study may be retained by the School for reference, exhibition or quality assurance purposes.

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Introduction:

BSc (Hons) Estate Management

Welcome to the Estate Management programme. As you are probably already aware, estate management concerns the appraisal, acquisition, development, marketing and disposal of property, or sometimes the ongoing management of property held in an estate. Estate Management includes a wide category of commercial property, such as offices, hotels, and retail development, or it can encompass residential property.

A career in Estate Management offers diverse challenges for those interested in the creative management and development of property. For example, property development is a multi-stage process involving risk, and it tends to attract those who have entrepreneurial flair and are able to spot opportunities. Estate Management developers thrive on challenge and can cope creatively with set-backs when they arise. Patience is also a virtue in the profile of an estate management surveyor, as it may take many years for an estate strategy to take shape. We hope that whilst you are with us on the Estate Management programme, you will develop these qualities and many more and emerge with a degree that reflects your commitment to our programme.

1. PROGRAMME DETAILS

Award	Title	Approved Mode of Study	Programme Banner Code	UCAS code (if applicable)
BSc (Hons)	Estate Management	FT/PT/SW	P01204	N230

IMPORTANT

If you are enrolled in Sandwich mode: Please contact your programme leader before the end of year 2 in order to arrange contact during the Sandwich year and discuss the assessment requirements.

2. ASSOCIATE RICS ACCREDITATION

BSc(Hons) Estate Management

The University's Estate Management programme focuses on the valuation, development and management of commercial and residential property. The programme offers an appropriate route to Associate RICS membership through the Royal Institution of Chartered Surveyors for students. The RICS Associate qualification offers individuals with vocational experience and qualifications a route to RICS membership. Appropriate Associate pathways could include commercial property management, facilities management and valuation, although this list is by no means exhaustive. Existing experience counts and assessment is through work-based evidence that is logged on-line. Further information is available at: <http://associate.rics.org/uk/about-associate/>

There are also routes to full MRICS status after additional study, through an RICS accredited MSc programme. You are advised to discuss any queries about professional career development with the relevant programme leader.

The RICS website: www.rics.org.uk is very comprehensive and explains how to become a student member of the RICS, how to obtain access to the RICS library in Central London and how to access research and reports. The RICS also has an online book catalogue and ordering system as well as the bookshop at the Great George Street headquarters building off Parliament Square. A number of government websites will also be very useful during the course of your studies, particularly the Office of the Deputy Prime Minister: www.odpm.gov.uk

3. PROGRAMME TEAM

BSc(Hons) Estate Management

Programme Leader: Mark Daley BA (Hons) MRICS PGCE

Other members of the programme team are all the lecturers teaching on the various courses which are approved for each programme.

The name of each course co-ordinator is written next to each course on the programme structure chart in Section 4. Some courses are shared by students who are registered on different programmes.

4. PROGRAMME STRUCTURE

School of Architecture, Design & Construction

From Session 2011/2012

Programme Leader: Mark Daley
BSc (Hons) Estate Management (P01204)

Year 1	
Term One	Term Two/Three
Sustainable Construction 1 BUIL 1161 Mark Mulville (PT1)	Sustainable Construction 2 BUIL1162 Mark Mulville (PT1) (Examination)
Cultural Context ENVT1064 Mark Mulville (PT1)	Economics 1 BUIL1100 Greg Bull (PT1) (Examination)
Studio 1 (Estate Management) LAND 1017 Mark Daley (PT2)	Studio 2 (Estate Management) LAND1018 Mark Daley (PT2)
Management for Built Environment BUIL0094 Simon Muturi (PT2) (Examination)	Legal Studies LAW1081 Michael Greenslade (PT2) (Examination)
Year 2	
Term One	Term Two/Three
Property Appraisal 1 LAND0010 Mark Daley (PT3)	Property Appraisal 2 LAND0011 Mark Daley (PT3) (Examination)
Property and Housing Law LAW1152 Mark Daley (PT3) (Examination)	Studio 4 (Estate Management) LAND1002 Mark Daley (PT3)
Studio 3 (Estate Management) COMP1361 John O'Leary (PT3)	Land Economics and Planning TOWN0001 Christopher Lewcock (PT3)
Construction Technology and Design BUIL0006 Anthony Kelly (PT4)	Property Management LAND0016 Mark Daley (PT4) (Examination)
Year 3	
Term One	Term Two/Three
Leisure Development LAND 0017 Mark Daley (PT4)	Facilities Management BUIL0100 Keith Jones (PT4) (Examination)
Studio 5 (Estate Management) LAND1003 Mark Daley (PT4)	Property Investment LAND0012 Mark Daley (PT4) (Examination)
Property Development LAND0013 John O'Leary (PT5)	Urban Regeneration TOWN0034 (PT5) (Examination)
Dissertation BUIL0015 Greg Bull and Team (PT5)	

5. PERMITTED LENGTH OF REGISTRATION

Title	Mode	Normal Duration (Years)	Normal Maximum Period of Duration (years) (i)
BSc Estate Management	FT	3	5
	PT	5	7
	SW	4	6

(i) Provided there is no substantial change to the programme during that period

6. PROGRAMME SPECIFICATION

UNIVERSITY OF GREENWICH: PROGRAMME SPECIFICATION

Awarding Institution: University of Greenwich	Teaching Institution: University of Greenwich	Accredited by: Not Applicable	Final Award: Bachelor of Science	Programme Title/Department BSc Estate Management Property & Construction Management Department	UCAS Code: N230	QAA Benchmarking Gp(s): Building & Surveying (2002)
Educational Aims of the Programme:						
<p>The programme has been designed to appeal to a wide range of applicants including those currently working in the field who are looking towards a higher qualification. For all participants, the programme aims to provide skills needed to work in the UK property market and examines real estate development and investment projects in various contexts.</p> <p>(a) to develop an understanding of valuation techniques for a range of property types; (b) to understand the role of property in strategic decision making by companies and individuals; (c) to be conversant in the broad range laws which apply to the UK property industry;</p>						
The Programme provides opportunities for learners to achieve the following outcomes:				The following teaching, learning and assessment methods are used to enable learners to achieve and demonstrate these outcomes:		
<p>A Knowledge and understanding of: On successful completion of the Programme the student should have knowledge and understanding:</p> <ul style="list-style-type: none"> • Of the role of real estate, primarily within the context of development and investment • Of the wider economic and financial context in which property decisions are made • Of the way, estate agency, surveying and property development companies operate • To apply valuation and appraisal methods to various contexts • To give advice on a range of property management and taxation scenarios • Of contemporary property investment media • To apply modern financial theories to property assets 				<p>A Teaching and learning:</p> <ul style="list-style-type: none"> • Formal lectures • Seminar case studies • Projects and laboratory work • Directed reading. <p>A Assessment Methods: Individual and Group submissions, and formal examinations</p>		

<p>B Intellectual skills:</p> <ul style="list-style-type: none"> • To develop written and oral communications skills and write in a professional manner • Be able to apply concepts of property valuation and management to given scenarios and provide appropriate recommendations thereafter • The ability to formulate, on the basis of such reflection, original ideas and/or innovative proposals • The ability to identify and solve problems 	<p>. B Teaching and learning: Will be a combination of Lecture, Studio and Seminars.</p> <ul style="list-style-type: none"> • Lectures are formal teaching sessions and are considered to be an effective way of establishing the framework for student centered learning • Studio comprises a variety of project orientated work and seminar presentations. • Seminars – provide an opportunity to develop an insight into a particular area of expertise and allow discussion. • Examinations- will be scenario based and will be developed from the lecture and seminar programme. <p>B Assessment Methods:</p> <ul style="list-style-type: none"> • Projects – encompass case study and simulations. They may be carried out by individuals or small groups, and are designed to encourage critical investigation, and analysis in tackling assignments based on professional practice issues. • Laboratory work simulates current work based valuation practice with specific emphasis on development. <p>Dissertation – affords a student an opportunity to select a theme of relevance and to undertake</p>
<p>C Subject Practical skills:</p> <ul style="list-style-type: none"> • Valuation and Appraisal of Commercial and Residential property • Property Law • Commercial and Residential Survey Management • Town and Country Planning • Urban Regeneration • Facilities Management 	<p>C Teaching and learning: Through participation in seminar and group work, and the successful completion of assignments and examinations.</p> <p>C Assessment Methods: Both formative and summative assessment takes place throughout the Programme, and forms part of each task.</p>

D Transferable/ key skills:

- The ability to identify and solve problems
- The ability to communicate both orally and in writing
- The ability to integrate knowledge
- The ability to work as part of a team
- Interpersonal Skills

D Teaching and learning

Through participation in Seminar and group work, and the successful completion of assignments and examinations.

D Assessment Methods:

Both formative and summative assessment takes place throughout the Programme, and forms part of each task

7.0 ASSESSMENT

7.1 Assessment Schedule

Programmes are made up of courses. The specification for each course can be viewed via Banner Web or via the university portal. Each course specification has a section on assessment. Please read this carefully. This will enable you to understand how each course is assessed, how many pieces of coursework you will submit or if there are any examinations for the course.

A detailed schedule of assessment with hand-in dates for coursework and dates for presentation should be given by the course co-ordinator at the start of each course. A schedule of assessment will also be posted up on the School of Architecture, Design and Construction Student Resources web page at: <http://www.gre.ac.uk/schools/arc/students>

7.2 General Assessment Regulations

Unless otherwise stated below, your programme will be assessed in accordance with the University's **Academic Regulations** (Academic Regulations for Taught Awards; Academic Regulations for Research Awards) which are available on the website of The Office of Student Affairs/Information and Publication.

7.2.1 Award and Classification for Honours

The Progression and Award Board has delegated authority from Academic Council for the conferment of awards. Before recommending a classification the Progression and Award Board needs to confirm that a student has met the requirements of the final stage.

The class of degree awarded will be based on consideration by the Progression and Award Board of the following models:

(a) **Aggregation and Weighting (Overall Grade Point Average)**

The award of the class of Honours will be calculated on the grades obtained in stages 2 and 3 of a programme in the ratio of 25:75. Aggregation of grades to obtain the class of Honours will be based on averaging **the full spread of** grades in Stage 2 to obtain 25% of the final grade and averaging **the full spread of** grades in Stage 3 to obtain 75% of the final grade. *The following norms are accepted:*

70% or more	= First Class Honours
60-69%	= Upper Second Class Honours
50-59%	= Lower Second Class Honours
40-49%	= Third Class Honours

OR

(b) **Profiling:** *where a majority of the overall grades for each individual course have been attained in a higher classification band, this class of degree will be awarded. The criteria for this are that at least 150/240 credits must have been achieved in the higher classification band*

AND

the Overall Grade Point Average must be not less than one classification band below the eventual degree awarded

e.g. A First Class degree can be awarded to a student who obtains 70% or more for individual courses totalling 150 out of 240 credits AND whose Overall Grade Point Average does not fall below 60%.

OR

*(c) **Stage 3 Grade Point Average:** the Honours classification will be awarded on the Stage 3 Grade Point Average alone*

The discretion of the Progression and Award Board may be applied in the consideration of candidates at the borderline between classifications.

7.2.2 Compensation, progression, reassessment

Check the University Academic Regulations for further details on compensation, progression, reassessment, etc.

However, it is worth noting that under the regulations, students will not normally be permitted an opportunity to re-sit failed courses if they have not engaged in the summative assessment tasks on those courses. This means that if you fail to attend an examination or if you fail to submit an assessment element or fail to make a serious attempt at doing the work, you will not be allowed to retrieve the work at the summer re-sit (or equivalent for special programmes).

An exception to this is where students have been granted extenuation. In such cases, absence or poor performance in assessment will result in a decision of deferral.

7.3 Specific Regulations for the Programme(s) contained in this handbook

For each course:

- (a) where there is assessment by both written examination and by continuous assessment:
 - (i) a student needs to achieve a pass mark of 40% in both elements
 - (ii) the examination will normally account for 50% of the total assessment for the course

- (b) where there is continuous assessment only:
 - (i) a student needs to achieve an average aggregate pass mark of 40%.

Where continuous assessment work comprise 50% of the assessment (i.e. where there is also a written examination), group work will normally account for no more than 20% of the course assessment.

Where continuous assessment work comprises 100% of the assessment (i.e. where there is no written examination), group work will normally account for no more than 40% of the course assessment.

8. WHAT NEXT? /CAREER/JOBS/FURTHER STUDIES

BSc (Hons) Estate Management

In the private sector, Estate Managers are employed by firms of surveyors, property developers, house-builders and financial institutions who develop and hold property for investment purposes. In the public sector, Estate Managers are employed in local government estates departments, valuation offices of the Inland Revenue and in various central government departments.

Successful graduates may find employment opportunities in the fields relating to Property Management and Surveying and Facilities Management. Graduates occupy a wide range of positions throughout the UK and overseas within private practice or companies, primarily in the private sector. In addition, graduates may choose to pursue postgraduate study in a related specialist discipline.

This programme has a strong focus on property, construction technology and risk management, set within a practical framework that combines technical, economic, legal and managerial skills.

This programme has a strong focus on property valuation and management, set within a practical framework that combines technical, economic, legal and managerial skills.

APPENDIX A

COURSE SPECIFICATIONS AND READING LISTS

Course specifications/definitions:

For each course, we specify the number of credits, the aims of the course, its academic level, its learning outcomes, its indicative content and how it will be assessed (for instance: how many pieces of coursework, portfolio or exams). It is important that you become familiar with the definition for each course on your programme (see course specifications enclosed in this handbook).

Each course specification (or definition) may also be viewed on the University Banner Web via the university portal. You will need your user ID and PIN number. These will have been given to you at registration. To view the course specification for any approved course in the University: go through the student portal, click on “My Learning”; look at the Student Record (Banner) window; go to Authorised Course List via Course Information then search for the required Course Code for the current academic session, then click on the Course Code.

Reading lists:

You can access your tutor’s reading list, or the reading list relating to a particular course, via the university portal; then click on ‘Search the library catalogue’; then click on ‘View items on your reading list’. You may also be given reading lists with your course hand-outs.

Programme(s)
BSc (Hons) Estate Management

List of courses (alphabetical order by course title)

Construction Technology & Design	BUIL0006
Cultural Context	ENVT1064
Dissertation	BUIL0015
Economics 1	BUIL1100
Facilities Management	BUIL0100
Land Economics and Planning	TOWN0001
Legal Studies	LAW1081
Leisure Development	LAND0017
Management for Built Environment	BUIL0094
Property Appraisal 1	LAND0010
Property Appraisal 2	LAND0011
Property and Housing Law	LAW1152
Property Development	LAND0013
Property Investment	LAND0012
Property Management	LAND0016
Studio 1 (Estate Management)	LAND1017
Studio 2 (Estate Management)	LAND1018
Studio 3 (Estate Management)	COMP1361
Studio 4 (Estate Management)	LAND1002
Studio 5 (Estate Management)	LAND1003
Sustainable Construction 1	BUIL1161
Sustainable Construction 2	BUIL1162
Urban Regeneration	TOWN0034

COURSE SPECIFICATION

Course Code:	BUIL 0006	School:	Architecture, Design and Construction
Course Title:	CONSTRUCTION TECHNOLOGY & DESIGN		
Course Co-ordinator:	Anthony Kelly	Department:	Property & Construction Management
Level: 5	Credit: 15		

Introduction and Rationale:

This course will further develop the knowledge from earlier courses by considering more complex structures, namely high rise and long span buildings for domestic, commercial and industrial uses. It will explore the range of materials, construction techniques and forms suitable for such structures.

Aims:

- To provide a sound basis for the evaluation of the performance requirements of high rise and long span buildings.
- To provide an appreciation of the site investigation process from information gathering and desk top study to physical investigation.
- To provide an appreciation of technical, statutory, scientific, economic, commercial and other information, and its application to construction, together with a detailed knowledge of its sources.
- To appreciate the key factors to consider when selecting an appropriate high-rise structural frame, long span structure, basement construction and building envelope.
- To instil an appreciation of the methods of connecting buildings to the local sewerage and utilities infrastructure.
- To understand health and safety considerations and relevant legislation.
- To instil an awareness of the building design process and the methods of developing a design brief into a buildable solution.

Learning Outcomes:

At the end of the course, the student will be able to:

- Recognise the relationship between user, performance and the built environment.
- Understand the site investigation process and the influence of ground conditions on substructure and superstructure design and construction.
- Understand the performance requirements of high-rise and long span buildings and be able to identify alternative technical solutions and specify satisfactory forms to match performance requirements.
- Understand the construction processes and sequences for different constructional forms, their elements and component parts.

- Appreciate the selection process for the building envelope to provide a stable structure against wind effects, have effective thermal, aural and daylighting capability whilst providing adequate fire protection.
- Understand the methods of and constraints associated with connecting buildings to local sewerage and utilities infrastructure.
- Identify and understand the applicable statutory regulations including Construction, Design and Management legislation and appreciate their implications upon construction.
- Relate the aesthetic appearance, shape, size and use of commercial high rise, long span and frame buildings to their internal layout and interior design.

Indicative Content:

This course will examine the construction of high-rise buildings with basements and large span structures. It will develop an understanding of:

Site investigation, Basement construction and tanking systems, External envelope, cladding, glazing systems, curtain walling, atria and roof lights., Roofing structure and coverings, Below ground drainage, The provision of mains and utilities, Passive fire protection, Space planning and the design of internal layout

This course examines the appropriate technology alongside issues such as quality control and health and safety.

Main Learning and Teaching Activities:

The teaching and learning will be by a combination of formal lectures and studio. Studio will comprise project work, discussion groups, seminars and guest lectures.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	3000	100%	40%	Portfolio

Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0750608994	Alder, D	1999	Metric Handbook: planning and design data	Architectural Press, Oxford
0415383870	Brookes, A J	2007	Cladding of Buildings	Taylor & Francis
0750686227	Chudley, R & Greeno, R	2008	Building Construction Handbook, 6th edition	Butterworth-Heinemann
0582218659	Foster J S & Harrington R	1994	Mitchell's Structure and Fabric Part 2, 5 th edition	Prentice Hall
0-582-40447-9	Foster, J S	2001	Mitchell's Structure and Fabric Part 1, 6 th edition	Pearson
0582009715	Reid, E	1988	Understanding Buildings	Longman
0419242708	Stollard, P & Abrahams, J	1999	Fire from First Principles (3rd ed.)	Taylor & Francis

COURSE SPECIFICATION

Course Code:	ENVT 1064	School:	Architecture, Design and Construction
Course Title:	Cultural Context		
Course Co-ordinator:	Mark Mulville		
Level: 4	Credit: 15	Department:	Property & Construction Management

Aims:

- To examine the relationship between the Built Environment and Society.
- To examine the challenges faced by those responsible for developing, constructing and operating the modern built environment.
- To examine the role of innovation to the construction industry.

Learning Outcomes:

At the end of the course the student will be able to:

- Demonstrate an ability to interpret and evaluate the historical and contemporary built environment and the theories supporting it, in terms of human well-being, the welfare of future generations, the natural world, the consideration of a sustainable environment, the process of assembly and operation.
- Explain the roles of the various stakeholders to the built environment and the challenges that they face in achieving sustainable development.
- Appreciate the role of construction in the modern built environment and be aware of some of the latest methods of construction.
- Process information and extend individual learning, using verbal and written communication methods and appropriate media.
- Work in a group to undertake research and present findings, listening and critically responding to the views of others, while managing and appraising their own working practices..

Content:

The course will provide a background for current issues concerning quality in the built environment, with reference to the development of the modern built environment.

Learning and Teaching Activities:

Lectures will examine the development, construction and operational requirements of the built environment through appropriate case studies, drawing together the societal issues and examining their impact on a sustainable built environment.

Assessment Details:

Methods of Assessment	LAST item of assessment	Word length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	3000	100	40%	Portfolio of activity including essays and presentations as appropriate

Is the student required to pass ALL elements of assessment in order to pass the course?	NO
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Indicative Texts:

There are no set books for the course but students are encouraged to read items from the list below:

ISBN Number	Author	Date	Title	Publisher
1901970876	Bruges, J.	2008	The Big Earth Book	Alastair Sawday Publishing
0470852844	Girardet, A.	2004	Cities People Planet	John Wiley & Sons
1594865671	Gore, A.	2006	An Inconvenient Truth: The Planetary Emergency of Global Warming and What We Can Do About It	Rodale Press
1900322188	Hopkins, R.	2008	The Transition Handbook	Green Books
0571179932	Rogers, R.	1997	Cities for a Small Planet	Faber and Faber

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	BUIL 0015	School:	Architecture, Design and Construction
Course Title:	Dissertation		
Course Co-ordinator:	Dr Gregory Bull		
Level: 6	Credit: 30	Department:	Property & Construction Management

Introduction and Rationale:

The dissertation represents the culmination of each individual student's development through the learning undertaken on their respective programme. It provides an opportunity for students to demonstrate their ability to undertake a substantial study in order to investigate a subject, issue, or problem and produce a definitive usable outcome.

The dissertation will require students to demonstrate their analytical, deductive, investigative, critical and written communication skills in relation to their chosen subject, issue or problem. The dissertation will require students to use the wide range of skills that they have developed during the programme, such as enterprise, initiative and resourcefulness; self-motivation and time management; synthesis and integration of complex data and information, together with the organisational skills required to produce a substantive piece of written work.

Aims:

The aims of this Course are to:

- provide students with an opportunity to carry out a substantial critical, in-depth study in a subject area of particular interest to the student;
- introduce students to investigation, research, analysis, synthesis and other techniques to gather, process and present usable information.
- enable students to develop a particular area of expertise for use in their future professional career.

Learning Outcomes:

Upon completion of this course, students will be able to:

- demonstrate initiative and discrimination in the sourcing and selection of material.
- undertake critical reading skills and critical analysis of material.
- integrate data and knowledge and synthesise complex information.
- organise and structure a substantial piece of work.
- produce a clearly defined and usable outcome within a specified timescale.
- demonstrate a level of expert knowledge in a particular subject or issue.
- manage their own efforts effectively.

At the end of the successful completion of the course the student will have completed a submission in accordance with the course and thus fulfilled the aims outlined above.

Content:

N/A

Learning and Teaching Activities:

Introductory lectures/seminars.

Consultations with personal dissertation supervisor.

Assessment Criteria:

- | | |
|--|-----|
| 1. End of term visual/verbal presentation | 5% |
| 2. Clear statement of purpose, objectives and sub-objectives for the study. | 5% |
| 3. Logical and workable method to achieve the stated objectives. | 5% |
| 4. Scope, depth and quality of the information, data and material used. | 30% |
| 5. Quality of the contents/findings and expertise demonstrated in the study. | 30% |
| 6. Extent to which the stated objectives have been achieved | 10% |
| 7. Quality of the structure, presentation and usability of the study | 10% |
| 8. Process and preparation | 5% |

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	8,000 – 10,000	100%	40%	Dissertation

Is the student required to pass ALL elements of assessment in order to pass the course?	NO
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Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0335-215041	Bell, J.	2005	Doing Your Research Project: A Guide for First-Time Researchers in Education, Health and Social Science, 4 th Edition	Open University Press

9781405161 107	Knight, A. and Ruddock, L.	2008	Advanced Research Methods in the Built Environment	Wiley Blackwell
0582803128	Lindsay, D.	1996	A Guide to Scientific Writing: Manual for Students and Research Workers	Longman
0750682647	Naoum, S.	2006	Dissertation Research and Writing for Construction Students	Butterworth- Heinemann

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	BUIL 1100	School:	Architecture, Design and Construction
Course Title:	Economics 1		
Course Co-ordinator:	Dr Gregory Bull		
Level: 4	Credit: 15	Department:	Property & Construction Management

Aims:

Property professionals in both the private and public sector provide advice across a range of issues including construction, development planning design funding and project managers as well as many others. In order to give appropriate advice it is necessary to consider the impact of economics on advice given, in a cogent and reasoned form.

Students should also develop an understanding of the economic context in which they operate and be able to understand how this affects the business environment in which they work.

The course aims to:

- Introduce principles of government economic policy and identify how they influence the UK economy;
- Examine the principles of market supply and demand, business cycles with particular reference to property and labour markets;
- Explore the relationship between the construction industry and the economy on both micro and macro levels.

Learning Outcomes:

At the end of the course, the student will:

- Understand the relationship between construction and the wider economy and how changes in the latter affect the former
- Be conversant with basic economic principles
- Be able to use an economic vocabulary to describe economic processes in relation to construction and development
- Apply a proper format for referencing work

Content:

The content will include an explanation of the underlying factors causing changes in market demand and supply and shifts in the elasticity of supply, price mechanisms and business cycles. . Particular emphasis will also be placed on property markets and government policy, with particular regard to economic and fiscal policy.

Learning and Teaching Activities:

Learning and teaching will be via lectures and discussions, set readings and individual consultations.

Assessment Details:

Methods of Assessment	LAST item of assessment	Word length	Weighting %	Minimum Pass Mark	Outline Details
Assignment		1250	50	40%	Portfolio of activity including essays and presentations as appropriate
Examination	✓		50	40%	Formal 2 hour examination

Is the student required to pass ALL elements of assessment in order to pass the course?	YES
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Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0077121880	Begg, D.	2009	Foundations of Economics, 4 th Edition	McGraw - Hill Higher Education
0333621115	Cooke, A.	1996	Economics and Construction (Building and Surveying)	Palgrave Macmillan
0273708228	Griffiths, A. & Wall, S.	2007	Applied Economics	Financial Times/Prentice Hall
0419182608	Manser, J. E.	1994	Economics: A Foundation Course for Built Environment Studies	Taylor and Francis
1408241560	Sloman, J.	2009	Essentials of Economics: And My Econ Lab Access Card	Financial Times/Prentice Hall

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	BUIL 0100	School:	Architecture, Design and Construction
Course Title:	Facilities Management		
Course Co-ordinator:	Professor Keith Jones		
Level: 6	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

Facilities Management is a developing role within the global property market. Those responsible for property can be involved in a wide range of activities, dependent upon the focus of the organisation including commercial, housing, multi-use complexes, etc. Facilities Management is looked at from the viewpoint of existing buildings being managed and operating as an organism, within the framework of law, providing efficient and economic environments, aware and responsive of user needs. A thorough grounding in the principles of property management is essential to professionals within the built environment involved in facilities management. Financial management issues of property ownership, etc, will also be covered.

Aims:

The course aims to:

- develop the students understanding of the requirements and components of the facilities management function;
- provide students with a greater understanding of the property/facility management process;
- enable the students to develop some of the key managerial and technical knowledge necessary in undertaking the facilities management function.

Learning Outcomes:

At the end of the course, the student will be able to:

- understand the approach, terminology and scope of facilities management; the application of project management techniques and health and safety issues relating to the management of facilities;
- apply property management and business management techniques in the strategic asset management context
- critically examine the concept of flexible working practices and techniques of space utilization and planning
- monitor, review and evaluate how technological innovation, particularly the role of IT & T can be applied to facilities management
- critically appraise the strategic and operational skills relevant to managing the maintenance of individual or groups of buildings
- have a deeper understanding of the component parts and principal considerations in the development and format of maintenance policies
- monitor, review and evaluate the options and requirements for maintaining security in and to buildings
- critically appraise dilapidations within the context of property leases and the process of preparing interim and terminal schedules.

Content:

Strategic Facilities Management – Identification of the role of facilities management as a distinct function. Management concepts, such as: outsourcing, partnering, human resources management, etc. management principles applied to facilities, including: flexible working practices, space planning, hot desking, hoteling etc. an introduction to programme and project management techniques applied to facilities functions. The application of Information Technology and Telecommunications (IT&T) to facilities. Management of Health and Safety and Disaster Recovery Planning. Environmental management, including waste management, Building Management systems, sick buildings systems, internal environmental issues (offices).

Property – Strategic asset management, property management skills, and property management systems. Features of investment properties and finance. Dilapidations practice and procedures.

Maintenance and Operational Management – Identification of the importance of maintenance and operations management to the efficiency of organisations, including principal considerations: legal obligations, attributes of planned and reactive operations, Just in Time (JIT) maintenance. Formulation of a maintenance and operations management policy from a range of expenditure, including service charges. Execution of maintenance works. Premises audits, including the use of maintenance manuals and log books.

Learning and Teaching Activities:

The course will be taught by a combination of lectures and studio. Studio sessions will reflect the particular programme being studied and will comprise of workshops, seminars, presentations and projects.

Assessment Details:

Methods of Assessment	Last item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment		1500	50	40%	Portfolio of activity including essays and presentations as appropriate.
Examination	✓		50	40%	3 hour formal examination

Is the student required to pass ALL elements of assessment in order to pass the course?	YES
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Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0415321468	Alexander, K., Atkin, B., Brochner, J. & Haugen, T.	2004	Facilities Management: Innovation & Performance	Spons, Abingdon Oxon
978-0-632-06445-8	Barrett, P. and Baldry, D.	2003	Facilities Management; Towards Best Practice	Blackwell

0-333-69333-7	Parks, A.	1998	Facilities Management, An Explanation	Palgrave Macmillan
1-4051-3557-3	Shah, S.	2007	Sustainable Practice for the Facilities Manager	Blackwell

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	TOWN 0001	School:	Architecture, Design and Construction
Course Title:	Land Economics and Planning		
Course Co-ordinator:	Christopher Lewcock		
Level: 5	Credit: 15	Department:	Property & Construction Management

Aims:

Those pursuing careers in the built environment need to understand the economic factors which create development pressure and the planning system which seeks to steer that pressure into sustainable development. This course seeks to provide that understanding by exploring key elements of urban land economics and planning.

The course aims to:

- Explore and reflect upon the economics of the development process.
- Begin to recognise the roles of key players in the development process and to explain how they interact on planning and economic issues.
- Increase awareness of the history, philosophy and legislative basis for town planning.

Learning Outcomes:

At the end of the course, the student will:

- Be able to explain the economic forces which drive the development process.
- Show a deeper understanding of how developers, construction firms, owners of land and buildings and local authorities interact in the development process.
- Understand the history, philosophy and key elements of the planning system.

Content:

The land economics part of the course explores urban transport economics, road pricing and the economics of public transport. This part of the course also looks at the economics of property development, the determination of site-bid, optimal investment and the economics of redevelopment. This element of the course also examines the determination of capital values of existing buildings and cleared sites and factors affecting the timing of development. The economics of rehabilitation versus redevelopment and the economics of historic buildings are also considered.

The planning element of the course examines the history and philosophy of planning and the gradual development of state intervention up to the present time when the planning system tries to foster sustainable development. Aspects of planning law are considered in relation to development plans, development management, planning obligations, use classes and permitted development rights. This part of the course also considers the rights and methods of appeal where planning consent has been refused. Special controls concerning listed buildings, conservation areas, environmental impact assessment and designated areas are also considered.

Learning and Teaching Activities:

Teaching comprises a lecture programme which delivers the economics and planning elements in an integrated way, so that lectures will support the gradual development of students' knowledge in this subject area. Students will also learn through reading and participating in discussions around the scenario-based course assignments.

Assessment Details:

Methods of Assessment	LAST item of assessment	Grading Mode	Weighting %	Minimum Pass Mark	Word Length	Outline Details
Assignment	✓	%	100%	40%	3,000	Portfolio of activity including essays and presentations as appropriate

Is the student required to pass ALL elements of assessment in order to pass the course?	NO
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Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0333629035	Balchin, P., Kieve, J. and Bull, G.	1995	Urban Land Economics and Public Policy, 5th Edition	Macmillan
0333771281	Balchin, P., Isaac, D. and Chen, J.	2000	Urban Economics – A Global Perspective	Palgrave
0415358108	Cullingworth, J. B. and Nadin, V.	2006	Town and Country Planning in the UK, 14 th Edition	Routledge
9781842194317	Gunne-Jones, A.	2009	Town Planning: A Practical Guide	RICS Books
1403900019	Harvey, J. and Jowsey, E.	2004	Urban Land Economics, 6 th Edition	Palgrave Macmillan
0415450780	Ratcliffe, J., Stubbs, M. and Keeping, M.	2009	Urban Planning and Real Estate Development, 3 rd Edition	Routledge

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	LAW 1081	School:	Architecture, Design and Construction
Course Title:	Legal Studies		
Course Co-ordinator:	Michael Greenslade		
Level: 4	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

This course will provide students with a grounding in the principles of the English legal system, contract law, tort, health and safety, landlord and tenant and land law. These topics are all of concern to professionals working within the built environment disciplines. The key principles of law introduced in this course can be developed further at stage 2 of the student's programme.

Aims:

- To equip students with the ability to recognise and resolve legal problems within a framework of the substantive law and legal systems of England and Wales.
- To develop in the student an understanding of the general principles of the law of contract, including formation, matters affecting validity and enforceability, discharge and remedies for breach, standard form contracts and exclusion clauses.
- To enable students to understand the general principles of the law of torts, including liability, remedies, defences, negligence, nuisance, trespass and occupiers liability.
- To introduce and explain key legislation relating to landlord and tenant in both a commercial and residential context.
- To outline the main elements of land law.

Learning Outcomes:

At the end of the course the student will:

- Have acquired an ability to resolve legal problems within a framework of the substantive law and legal system of England and Wales.
- Understand and be able to describe the general principles of the law of contract.
- Understand and be able to describe the general principles of the law of torts.
- Be able to outline and explain the key legislation relating to landlord and tenant in both a commercial and residential context.
- Be able to describe and explain the key components in land law.

Indicative Content:

This course will cover sources of English law, civil and criminal courts and proceedings, hierarchy of courts and the legal professions. The essentials of contract and terms of a contract will also be explored, as will mistakes and misrepresentation. Performance, breach and remedies will also be covered along with discharge, limitation and privacy of contract. Tort will be covered particularly with regard to the tort of negligence. The main principles of the health and safety will be introduced,

as will the key legislation relating to the law of the landlord and tenant. Key elements of land law will also be introduced.

Main Learning and Teaching Activities:

The course will be mainly delivered by lectures, supplemented by discussions and workshops to explore legal concepts.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Minimum Pass Mark	Weighting %	Outline Details
Assignment		1,500	40%	50%	Portfolio
Written examination	✓		40%*	50%	Two hour unseen paper

* Where a course has both formal examination and coursework the student must obtain a pass grade of minimum 40% for both coursework and exam.

Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
1405846941	Cooke, John	2007	The Law of Tort	Longman
0415231078	Chappell, D	2000	Understanding JCT Standard Building Contracts	Spon
0419253106	Murdoch, J & Hughes, W	2000	Construction Contracts; Law and Management	Spon
0632020784	Holyoak, J	1992	Negligence in Building Law	Blackwell
B000S92PX8	Howarth, W	1991	Land Law in a Nutshell	Sweet & Maxwell
0632057416	Stephenson, D	2001	Arbitration Practice in Construction Contracts	Blackwell
0421904208	Uff, J & Furst, S	2005	Construction Law	Sweet & Maxwell

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	LAND 0017	School:	Architecture, Design and Construction
Course Title:	Leisure Development		
Course Co-ordinator:	Mark Daley		
Level: 6	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

In practice, surveyors and valuers will sometimes be required, to provide expert advice regarding leisure properties - for viability, investment development and management purposes. Leisure property, however, is one of the most diverse and volatile of all property sectors and thus requires a specialist understanding and approach far removed from traditional commercial property. There is a need for the professional property advisor to have both a comprehension of the leisure organisation as well as the property market. A number of UK surveying practices have successfully created specialist departments to deal with the leisure sector and there are also selections of individual practices who deal exclusively in this area. Brewers, hotel chains and other leisure operators all have property departments which specialise in this area.

Leisure properties can be divided into the following broad categories:-

Serviced accommodation (hotels, motels etc). Self catering accommodation (timeshare, camp sites etc). Recreational attractions (theme parks, sports centres). Outdoor leisure (marinas, golf etc). Entertainment facilities (theatre, cinema). Conference facilities. Licensed premises (pubs, restaurants, nightclubs). Gambling facilities (casino, bingo). Leisure parks (out-of-town centres), public and private sports facilities (leisure centres, football stadia, sports clubs etc).

Aims:

The option course aims to enable students to:

- appreciate the complex and volatile nature of the leisure property market;
- become familiar with the structure, operation, scope and terminology of the leisure industry;
- appreciate the inter-relationship of property and the leisure product;
- develop an understanding of the leisure property investment market and development process.

Learning Outcomes:

At the end of the course the student will be able to:

- investigate the nature and operation of the leisure industry in terms of structural, managerial, trading and financial issues;
- critically examine and report on the inter-relationship between the leisure product and leisure properties;
- show awareness of the impact of statutory controls, licensing and regulating bodies upon leisure property;

- show a critical understanding of the leisure development process and the specialist nature of the leisure property investment market.

Content:

Introduction to the nature of the leisure sector; trends in leisure, types, characteristics, the market in leisure property, providers of leisure property, public and private sector policy.

Examination of particular types of leisure property; in depth examination of the range of leisure property.

Appraisal; factors affecting value, valuation methodology, the relationship of trading potential, feasibility studies and market research.

Management and accounting; management structures, operation, trading accounts, management contracts.

Licensing, statutory control and regulating bodies; licences, planning, fire, health and safety regulations, environmental health, quality ratings.

Development process; land acquisition, planning, appraisal and finance, sustainable tourism/leisure development, refurbishment.

Investment market; nature of the main players, investment criteria, leasing structures, management contracts, examination of leases/management contracts, research.

Learning and Teaching Activities:

The option course runs in semester two and comprises a range of formal tutorial input, group seminar work and student centred learning. There will be a range of opportunities for students to apply their knowledge to practical situations within the programme. A number of guest lecturers will be providing input on specialist areas within the leisure sector.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment		3,000	100%	40%	Portfolio of activity including essays and presentations as appropriate.

Is the student required to pass ALL elements of assessment in order to pass the course?	NO
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Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0922154783	Gimme, A.	2003	Analysis and Valuation of Golf Courses and Country Clubs	Appraisal Institute Chicago
978-0-7282-0522-2	Harper, D.	2008	The Valuation of Hotels for	Estates Gazette

			Investors	
978-0728202757	Marshall, H. and Williamson H.	1996	Law and Valuation of Leisure Property, 2 nd Edition	Estates Gazette
978-0415309967	Torkildsen, G.	2005	Leisure and Recreation Management	E. and F.N. Spon

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	BUIL 0094	School:	Architecture, Design and Construction
Course Title:	Management for the Built Environment		
Course Co-ordinator:	Simon Muturi	Department:	Property & Construction Management
Level: 4	Credit: 15		

Introduction and Rationale:

This course will provide an insight into the application of management principles to organizations operating in the built environment. It is also intended that the students will acquire an understanding of the culture that exists within the built environment, together with practices and processes peculiar to it.

Aims:

- To introduce the duties and roles of managers and the management principles as applicable to organisations within the built environment.
- To appreciate and acquire some of the skills to be an effective manager within the built environment.
- To understand the different organisation (al) structures and where they might be found/used in the built environment.

Learning Outcomes:

At the end of the course the student will be able to:

- Acquire an understanding of the nature of management, and how the principles of management are applied in built environment practice(s). Such knowledge will provide a basis for more advanced management education in later years in other courses.
- Comprehension of the activities of the individual manager, and how he or she can improve his or her managerial skills, to include decision making, leadership and management as applied and related to activities within the built environment.

Indicative Content:

The history of management and how the theoreticians and practitioners have viewed it. The nature of management and its purpose, the managerial functions. Missions, objectives, decisions, plans, policies and forecasts. Types of organisational structures within the built environment. The centralisation, decentralisation and divisionalisation of organisations operating within the built environment. Power, leadership, command, control and co-ordination. Motivation.

Main Learning and Teaching Activities:

The course will be taught by means of a combination of formal lectures and assignments, with group tutorials.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	3,000	100%	40%	Portfolio

Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
1858051665	Cole, G A	2000	Management Theory and Practice	Letts
9780273711186	Hannagan, T	2008	Management Concepts and Practices, 5 th Edition	FT Prentice-Hall
9780273716464	Mullins, L J	2008	Essentials of Organisational Behaviour	F T Prentice-Hall
9780230000384	Pettinger, R	2007	Introduction to Management, 4 th Edition	Palgrave-Macmillan

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	LAND 0010	School:	Architecture, Design and Construction
Course Title:	Property Appraisal 1		
Course Co-ordinator:	Mark Daley		
Level: 5	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

Valuers are primarily involved with the assessment of commercial property values, on behalf of clients, in a wide range of circumstances. Different property types require varied valuation approaches, and this course expands in detail the application of such valuation methods. The course concentrates primarily upon the investment method of valuation, expanding principles introduced in Finance at Stage 1 to the specific valuation of commercial property.

Additionally the student will study those methods of particular application to specialist properties for commercial purposes.

Aims:

- To deepen and extend the students' understanding of the principles of property valuation within the context of the property investment market.
- To develop the valuation models introduced the Finance course at Stage 1 and apply these models to common and specialist properties.
- To enhance the following transferable skills: written communication, numeracy, teamwork, initiative, analytical ability and problem-solving.

Learning Outcomes:

At the end of the course the student will be able to:

- understand the principles of valuation, particularly with reference to freehold and leasehold interests;
- apply the principles of valuation to particular transactions for different types of property;
- apply valuation methods to specialist properties;
- understand weaknesses of conventional valuation methods and elements of modern techniques;
- apply valuation methodology to the processes of insurance and mortgages for residential and commercial property;
- write a coherent and well structured essay;
- apply a proper format for referencing work;
- provide written advice to a client in a professional manner.

Indicative Content:

A consideration in detail of property as an investment and an exploration of the factors affecting rental values and property yields for a variety of property types.

A consideration of valuation methods to include the comparative, investment profits, contractors and residual methods. A critique of the traditional methods and elements of modern techniques. Freehold and leasehold property valuations, including valuation for insurance, mortgage purposes and rating. The course also serves as an introduction to the valuation of leisure properties.

Main Learning and Teaching Activities:

Learning and teaching will be via lectures, workshops, studio, self-assessed assignments, set readings and individual consultations and tutorials.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	3000	100%	40%	Portfolio

Indicative texts:

ISBN Number	Author	Date	Title	Publisher
1-86152-501-X	Baum, A, Mackmin, D& Nunnington, N	2000	<i>'The Income Approach to Property Valuation, 4th edition</i>	Thomson Learning
07282 0346 4	Shapiro, E, Davies, K. and Johnson, T.`	2000	'Modern Methods of Valuation', 9 th edition	Estates Gazette Ltd., London
0 72820146 1	Davidson, A.W.	1989	'Parry's Valuation and Investment Tables', 11 th edition	Estates Gazette Ltd.,
0-333-92114-3	Isaac, D	2002	Property Valuation Principles 1 st edition	Palgrave
0-333-69333-7	Isaac, D. and Steeley, T.	2000	'Property Valuation Techniques' 2 nd edition	Macmillan
0-728-20347-2	Rees, W. (Ed)	2000	'Valuation: Principles into Practice', 5 th edition	Estates Gazette Ltd

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	LAND 0011	School:	Architecture, Design and Construction
Course Title:	Property Appraisal 2		
Course Co-ordinator:	Mark Daley		
Level: 5	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

The valuer is often involved in creating and maintaining a successful working relationship between a landlord and tenant via the lease agreement. It is therefore important that the student should understand landlord and tenant legislation and the effect of the terms of the lease upon both capital and rental values in order to maintain an equitable balance between the parties involved. In addition, the valuer's role extends to the assessment of property values specifically for the purposes of compensation which are strictly controlled by law. Whether the valuer is acting on behalf of central or local government, a company or private individuals, he or she will need to have a detailed understanding of the application of valuation techniques, statute and case law.

Valuers are also required to understand and comply with the rules set out in the RICS Appraisal and Valuation Manual which covers valuations carried out for specified purposes, such as incorporation in financial statements and for secured lending purposes.

Aims:

- To develop further the valuation models introduced in Property Appraisal I.
- To apply these models to statutory valuations.
- To examine valuation techniques arising from the statutory controls of the contractual relationship between landlord and tenant.
- To examine the application of the RICS Appraisal and Valuations Manual to valuation practice and different purposes of valuations.

Learning Outcomes:

At the end of this course the student will be able to:

- apply statute and case law to valuations for compulsory purchase and planning compensation;
- apply statute and case law to valuations arising from the contractual relationship between landlord and tenant;
- apply the rules of the Appraisal and Valuation Manual to the approaches to and purposes of valuation and preparation of valuation reports.

Indicative Content:

A study in detail of statutory and case law on valuation techniques in the context of compulsory purchase, planning compensation and arising from the landlord and tenant relationship. A study of the RICS rules governing valuation purposes, approaches and procedures.

Main Learning and Teaching Activities:

Learning and teaching will be via lectures, workshops, studio, self-assessed assignments, set readings and individual consultations and tutorials.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Outline Details
Assignment		1500	50%	Portfolio
Written examination	✓	N/A	50%	Examination of two hours duration

Indicative texts:

ISBN Number	Author	Date	Title	Publisher
07100 93489	Baum, A. and Sams, G.	1990	'Statutory Valuations', 2 nd edition	Routledge, London
0782-01267	Britton, W., Davies, K. and Johnson, T.	1989	'Modern Methods of Valuation', 8 th edition	Estates Gazette, London
0333-471504	Butler, D. and Richmond, D.	1990	'Advanced Valuation'	Macmillan, London
07282-01461	Davidson, A.W.	1989	'Parry's Valuation and Investment Tables', 11 th edition	Estates Gazette
0728203472	Rees, W.	2000	'Valuation: Principles into Practice', 5 th edition	Estates Gazette
0854-066993	RICS	1995	'Appraisal and Valuation Manual: The Red Book'	RICS
0337-641337	Butler, D.	1995	'Applied Valuation'	Macmillan, London
	Asson, Burton, Morton-Smkh	1996	'Valuation of Commercial Property for Secured Lending'	Owlion Audio Programmes
0854-067167	RICS	1995	'Compensation for Compulsory Acquisition'	RICS
0728-202964	Denyer-Green, B.	1998	'Compulsory Purchase and Compensation', 5 th edition	Estates Gazette, London

COURSE SPECIFICATION

Course Code:	LAW 1152	School:	Architecture, Design and Construction
Course Title:	Property and Housing Law		
Course Co-ordinator:	Mark Daley		
Level: 5	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

Those who pursue careers in social and private housing or commercial property will require a working knowledge of the terms and key components of property law. This course explores the essential areas of law that practitioners will commonly encounter as they progress through along their career paths.

Aims:

- To develop an understanding of the nature and types leases and licences found in commercial and residential property, together with the appropriate statutes and case Law.
- To provide an understanding of the various processes of dispute resolution including arbitration, the role of ADR and the Independent Expert.
- To outline the notions of land tenure and estates and the nature of land ownership in England and Wales including the process of land transfer under the registered system of conveyancing.
- To explore the main rights affecting the acquisition and use of land, with specific reference to restrictive covenants and easements.

Learning Outcomes:

At the completion of this course the student will be able to:

- Interpret clauses in both commercial and residential property leases; this will include commercial property leases and residential leases, the latter to include Assured Tenancies, Assured Shorthold Tenancies and also occupation under more historic forms of residential tenancy.
- Demonstrate a working knowledge of the role of arbitrators and Independent experts in resolving disputes;
- Be aware of the laws of property ownership and the various rights affecting land users;
- Show an understanding of the process of land transfer in England and Wales under the registered system of conveyancing;

Indicative Content:

The course will examine estates and interests in land and the rights affecting land users. The latter will include licences, easements, profits and restrictive covenants. The process of land transfer and the registered system of land conveyancing will be covered.

Alternative methods of dispute resolution will be explored. This will include arbitration and alternative dispute resolution and will focus on disputes such as dilapidations and rent reviews.

The fundamental elements of leases will be considered and the effects of the landlord & tenant relationship on third parties. To this end, both residential and commercial leases will be covered, in order that students working in the fields of commercial property and private and social housing will be exposed to the various forms of occupation that they may confront in the working lives. Students will consider the Law of Property Act 1925 & the new Land Registration Act 2002, together with appropriate case law.

Students will examine real legal documents, such as a live commercial lease in order to familiarise them with situations that they may encounter in their future profession.

Learning and Teaching Activities:

The course will be delivered by lectures supplemented by tutorials which will support the development of valid coursework solutions.

Assessment Details:

Methods of Assessment	LAST item of assessment	Weighting %	Minimum Pass Mark	Words Length	Outline Details
Assignment		50%	40%	1,750	Portfolio
Written examination	✓	50%	40%	N/A	Examination of two hours duration

Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0712-108637	Male, J.M	1995	'Landlord and Tenant', 4 th edition	M. and E. Handbooks
07282-02093	Stapleton, T	1994	Estate Management Practice', 3 rd edition	Estates Gazette, London
0853088438	Hilditch and Fife	2005	Renewing Business tenancies	Jordan Publishing Ltd.
0199277311	Palowski and Brown	2005 - 2006	Landlord and Tenant 3rd ed	Oxford University Press
0421769203	Arden and Hunter.	2003	Manual of Housing law	Sweet and Maxwell 2003
0199277907	M.P.Thompson	2006	Modern Land Law	Oxford University Press

COURSE SPECIFICATION

Course Code:	LAND 0013	School:	Architecture, Design and Construction
Course Title:	Property Development		
Course Co-ordinator:	John O’Leary		
Level: 6	Credit: 15	Department:	Property & Construction Management

Aims:

Property developers bear the risks associated with property development in order to achieve a financial reward. In providing society with the sustainable buildings that it needs, property developers also provide an important source of employment for built environment professionals.

This course requires a market analysis and appraisal of a development scheme on a case study site which is affected by constraints of various kinds. To successfully complete the course, students will have to draw upon the skills and knowledge that they have acquired on their programme of study. The course thus has an integrative theme in common with the process of property development from which it takes its name.

The course aims to:

- Provide the student with the opportunity to investigate and critically appraise the development process.
- Enable the student to integrate elements of their programme and to reflect upon the strengths and weaknesses of knowledge and theory in relation to property development.
- Provide an opportunity for the student to evaluate and reflect upon the role of the property developer within the wider economic, political and environmental context.

Learning Outcomes:

At the end of the course, the student will:

- Be able to generate a realistic development proposal for a constrained development site and thereby demonstrate an advanced understanding of the development process.
- Understand and be able to explain the strengths and weaknesses of relevant aspects of theory and practice as they apply to the process of property development.
- Have a clear understanding of the role of the property developer in bearing risk and bringing forward viable development within the wider social, economic and environmental context.

Content:

The course explores the analysis and interpretation of economic data at a national, regional and local level which will influence development in various property sectors. The latter may include retail, offices, industrial, warehousing, leisure and residential.

The course material will expose students to specific opportunities and constraints which students will be expected to analyse in relation to a case study site. Opportunities and constraints may relate to ground conditions (contamination) policy, legal, social, economic, political and infrastructure issues.

Students will be given advice and assistance on producing a detailed feasibility study which must include a cash flow and which should take into account prevailing economic conditions and site specific constraints. The exploration of funding sources, design possibilities, valuation scenarios and planning constraints, will also be undertaken. Students will be expected to deliver, as an end product, a realistic and client centred development solution stemming from the scenario and case material introduced in the course.

Learning and Teaching Activities:

The course will be delivered through a series of talks from academics and visiting practitioners on specialised aspects of the property development process and there will be an accompanied site visit at the beginning of the course in order to establish a context for subsequent work. The talks will be supplemented by tutorials where the emphasis will be on interactive discussion. During tutorials, students will be expected to table and discuss formative solutions including financial modeling with tutors.

Assessment Details:

Methods of Assessment	LAST item of assessment	Weighting %	Minimum Pass Mark	Word Length	Outline Details
Assignment	✓	100	40%	4,000	Portfolio of activity including essays and presentations as appropriate.

Is the student required to pass ALL elements of assessment in order to pass the course?	NO
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Indicative texts:

ISBN Number	Author	Date	Title	Publisher
9781405111799	Dubben, N. and Williams, B.	2009	Partnerships in Urban Property Development	Wiley-Blackwell
0632058420	Guy, S. and Henneberry, J. (Eds)	2002	Development and Developers: Perspectives on Property	Blackwell
9781859462850	Havard, T.	2008	Contemporary Property Development, 2 nd Edition	RIBA Publishing
0333987144	Isaac, D.	2003	Property Finance, 2 nd Edition	Palgrave
0415450780	Ratcliffe, J., Stubbs, M. and Keeping, M.	2009	Urban Planning and Real Estate Development, 3rd Edition	Routledge
9780415430630	Wilkinson, S. and Reed, R.	2008	Property Development, 5 th Edition	Routledge

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	LAND 0012	School:	Architecture, Design and Construction
Course Title:	Property Investment		
Course Co-ordinator:	Mark Daley		
Level: 6	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

This course is designed to further develop property appraisal techniques learned in Property Appraisal I and II. The course will include an introduction to contemporary valuation techniques and issues. The course will also focus on the decision-making process for property investment strategies and management of a portfolio comprising commercial, industrial and retail properties.

Aims:

- To examine the financial and economic context in which property investment decisions are made at the national and international level.
- To assess the role of commercial property in a multi-asset portfolio.
- Investigate the key features of the investment process.
- To enable participants to understand and apply techniques for the valuation and investment analysis of property assets.
- To illustrate methods of taking account of risk in property investment decisions.
- To introduce the application of modern financial theories to property investment.
- To examine the relationship between property as an investment asset and other investment media in a national and international context.
- To study the measurement of the investment performance of property as an asset and the problems of performance measurement.
- To examine global trends in property investment.
- To continue to develop transferable skills in IT, team working and report writing.

Learning Outcomes:

At the end of the course the student will be able to:-

- be aware of modern approaches to market valuation and the investment analysis of commercial property and use computer spreadsheets to apply appraisal techniques;
- review and evaluate the wider economic and financial context in which decisions are made to invest in property and other investment media and appreciate the role of property in a multi-asset investment portfolio;
- critically examine the limitations of property performance measurement and appreciate the implication of these limitations for asset allocation decisions;

- appreciate, investigate and critically appraise the nature of indirect forms of property investment and their relationship with direct forms of property investment;
- apply spreadsheet software to the valuation and investment analysis of property assets.

Main Learning and Teaching Activities:

Learning and teaching will be via lectures, studio, workshops, self-assessed assignments, set readings, individual consultations and tutorials.

Indicative Content:

Property investment: consideration of the general financial and economic context in which property investment occurs; an investigation of other investment media; the characteristics of property as an investment medium and the motives and characteristics of the major investors in commercial property. An examination of property investment valuation and analysis techniques focusing particularly on modern growth explicit approaches. An introduction to the application of modern financial theory to property investment. The nature and limitations of investment performance measurement for property assets.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Outline Details
Assignment		3000	60%	Portfolio
Written Examination	✓	N/A	40%	Three hours duration - unseen examination paper

Indicative texts:

ISBN Number	Author	Date	Title	Publisher
0415-093287	Baum, A. and Crosby, N.	1995	'Property Investment Appraisal', 2 nd edition	Routledge, London
0333-576810	Isaac, D.	1994	'Finance'	Macmillan, London
0419-155309	Brown, G.	1988	'Property and the Capital Markets'	E and F.N. Spon, London
0415-05124X	Dubben, N. and Sayce, S.	1991	'Property Portfolio Management'	Routledge, London
0333-471512	Isaac, D. and Steley, T.	1999	'Property Valuation Techniques', 2 nd edition	Macmillan, London
0419-167803	Hargitay, S.E. and Yu, S.	1993	'Property Investment Decisions'	E. and F.N. Spon, London

0419-147705	MacLeary, A. and Nanthakumaran, N.	1988	'Property Investment Theory'	E. and F.N. Spon, London
0959-9916	Isaac, D.	1998	'Property Investment'	Macmillan, London
1-86152-501-X	Baum, A. Mackmin, D.& Nunnington, N	2000	The Income Approach to Property Valuation	Thomson Learning

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	LAND 0016	School:	Architecture, Design and Construction
Course Title:	Property Management		
Course Co-ordinator:	Mark Daley		
Level: 5	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

Property management is an important function of estate management relating legal, financial management and taxation issues to the estate. Property Managers of both residential and commercial estates need to have a detailed understanding of the legal aspects relating to the landlord and tenant relationship, lease control and estate agency practice. They also need an understanding of rent covenants, rent review, and the resolution of disputes in the area of landlord and tenant law. Property transactions and most forms of construction have taxation implications for the property owner or occupier. Property professionals representing investors, dealers, businesses, resident occupiers or others therefore require a sound basis of property taxation.

Aims:

- To enable students to develop an understanding of the property management process.
- To further develop the student's knowledge of landlord and tenant law.
- To provide students with a comprehensive understanding of the law of dispute resolution in respect of rent reviews and lease renewals.
- To provide students with an understanding of the general principles of the taxation system in the UK, with particular reference to landed property.

Learning Outcomes:

At the end of the course the student will be able to:

- Begin to recognise the need for commercial lease control and management.
- Understand and apply the provisions for the client's interests in property management.
- Demonstrate a deeper understanding of the rent review procedure and dispute resolution.
- Explore and reflect on the role of the agent in the sale, acquisition and letting of land and property.
- Begin to recognise how national and local taxation regimes may affect the financial outcome of certain transaction, works to land or buildings and occupation or holding of property.
- Identify opportunities for tax planning in the context of property management.

Indicative Content:

Property management: Business lease structure, lease control, negotiations in property management, methods of disposing of and acquiring property, commercial agency and strategic asset management.
Property and Arbitration Law: Rent covenants to pay rent, rent reviews, payment of rent, remedies

for non-payment of rent, arbitrators, independent experts and alternative dispute resolution. Taxation: Types of taxation, rating and council tax, income and corporation tax, capital gains tax, value added tax, inheritance tax and tax planning.

Main Learning and Teaching Activities:

Learning will be via lectures, workshops, studio, self-assessed assignments, set readings and individual consultations and tutorials.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Outline Details
Assignment		1,500	50%	Portfolio.
Examination	✓	N/A	50%	Formal examination.

Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0199272794	Moore, V.	2005	'A Practical Approach to Planning Law'	Blackstone Press
041535810	Cullingworth, B. and Nadin, V.	2006	'Town and Country Planning in the UK'	Routledge
1854069607	RICS	2001	'Surveyors Acting as Expert Witnesses – RICS Practice Statement and Guidance Note'	RICS Books
0415272629	Ratcliffe, J., Stubbs, M. and Shepherd, M.	2004	'Urban Planning and Real Estate Development'	Spon
	DETR	2000	'Circular05/2000 – Planning Appeals Procedures (Including Inquiries into Called-In Planning Applications'	TSO
0750627921	Bryan, H.	1996	'Planning Applications and Appeals'	Butterworth Heinemann
1870459008	Le-Las, W.	1987	'Playing the Public Inquiry Game'	Osmosis
04212-7980X	Bernstein, R., Reynolds, K. And Rogers, M.	1989	'Handbook of Rent Review'	Sweet and Maxwell
0415-05124X	Dubben, N. and Sayce, S	1991	'Portfolio Property Management Journal of Rent Review and Lease Renewal'	Routledge, London
0712-108637	Male, J.M.	1995	'Landlord and Tenant', 4 th edition	M. and E. Handbooks
1-84174-098-5	Palwski, M, and Brown, J	2000	Law Questions and Answers	Blackstone
0-7282-0459-2	Norwood, G	2005	21 st Century estate Agency	Estate Gazette
0419-193103	Scarrett, D.	1995	'Property Asset Management', 2 nd edition	Spon
07282-02093	Stapleton, T.	1994	'Estate Management Practice', 3 rd edition	Estates Gazette London
0-85308-843-8	Fife, G and Hilditch, B	2005	Renewing Business tenancies 3 rd edition	Jordan

COURSE SPECIFICATION

Course Code:	LAND 1017	School:	Architecture, Design and Construction
Course Title:	STUDIO 1 (Estate Management)		
Course Co-ordinator:	Mark Daley	Department:	Property & Construction Management
Level: 4	Credit: 15		

Introduction and Rationale:

This course seeks to introduce key skills students studying a degree in estate management. The prime objectives are to embed study skills and explore issues that impact on the students chosen degree. The residential and commercial property industry in the UK is diverse with a complex with many different facets. This course will provide the students with the opportunity to develop knowledge and practical skills including aspects of valuation, estate agency and property investment.

Aims:

- Introduce and develop a knowledge of the UK property industry.
- Encourage students to develop skills in presenting their work to the appropriate academic standards, including referencing, analytical skills, and time management.
- Develop basic property valuations skills. Introduce aspects of the regulatory regime that governs the sale of real property in the UK.

Learning Outcomes:

At the end of the course the student will be able to:

- Demonstrate competence in basic property valuations methods know how many estate agency and surveying practices operate.
- Present coursework appropriately using referencing in the prescribed form and deliver work to pre set deadlines.
- Appreciate the need for regulation in the property industry and be aware of the main legislation.

Indicative Content:

This is the first of two Stage One Estate Management Studios. It will concentrate embedding study skills and developing basis knowledge of the property market. This will include residential property valuation, the use of comparable valuation techniques, an introduction to estate agency and the regulatory system.

Main Learning and Teaching Activities:

A series of workshops and seminars will form the basis of the course and will be backed by practical field work.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	3000	100%	40%	Portfolio

Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
			Dependent on project.	

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	LAND 1018	School:	Architecture, Design and Construction
Course Title:	STUDIO 2 (Estate Management)		
Course Co-ordinator:	Mark Daley	Department:	Property & Construction Management
Level: 4	Credit: 15		

Introduction and Rationale:

This studio course has been designed for students on the estate management and closely related programmes. The prime objectives of the course are to develop generic skills, as well as programme specific knowledge and related technical skills. The property industry in the UK provides the context for the course and scenarios drawn from this context will provide the course's case study material. The course provides the opportunity for students to strengthen their knowledge and develop their practical skills in relation to presentation, negotiation, investment decision-making, use of IT and commercial property valuation techniques.

Aims:

- Enable students to develop their oral and written presentation skills.
- Develop basic commercial property valuation techniques and negotiation skills; introduce investment appraisal techniques appropriate to the property industry.
- Develop essential IT skills as aids to decision-making in a property investment context.

Learning Outcomes:

At the end of the course the student will be able to:

- Deliver a concise, convincing and coherent oral presentation on a property related topic
- Produce a focused, reasoned and convincing client-centred written report on a property related topic.
- Use a commercial property vocabulary in a convincing manner and explain the fundamental principles of commercial property valuation.
- Demonstrate an appropriate use of IT to support decision-making in a property investment context.

Indicative Content:

This is the second of two studio courses delivered into stage 1 of the Estate Management and related programmes. The course develops a technical vocabulary and knowledge of the property industry as well as exploring specific generic skills such as report writing, presenting to a client and applied use of IT to support decision-making. The scenarios used in coursework will relate to commercial property valuation and investment decision-making techniques such as Discounted Cash Flow.

Main Learning and Teaching Activities:

Studio teaching and learning emphasises interactive engagement between students and tutors. Short keynote tasks are delivered by tutors to provide a framework for workshops and tutorials. Peer learning also takes place in the context of peer assessed presentations.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	3000	100%	40%	Portfolio

Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
			Dependent on project.	

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	COMP 1361	School:	Architecture, Design and Construction
Course Title:	STUDIO 3 (Estate Management)		
Course Co-ordinator:	John O’Leary	Department:	Property & Construction Management
Level: 5	Credit: 15		

Aims:

Those who work in property and development in a professional capacity are expected to be fluent in the use of IT which manages data and aids decision-making. Excel spreadsheets have become the dominant appraisal tool and whilst there are proprietary software packages available such as *Prodev* these are ultimately reliant upon Excel. Thus it is important for students to understand how these packages are structured and their relationship with theory by building and using their own Excel based appraisal. This course will therefore expose students to this type of software so that they are challenged to apply it appropriately in the interpretation and appraisal of property scenarios.

The course aims to:

- Explore and reflect upon the relationship between IT modeling and theoretical approaches to property appraisal.
- Increase awareness of the use and potential application of software in property appraisal and forecasting.
- Develop a greater understanding in the student of the potential of IT to manage and evaluate project risks in terms of variability in costs, values and through sensitivity analyses.

Learning Outcomes:

At the end of the course, the student will:

- Be able to demonstrate awareness of the relationship between appraisal theory and financial modelling in IT.
- Have an ability to use software in a competent manner whilst understanding its limitations in the context of property appraisal and forecasting.
- Realise the potential of IT to enhance analysis through structuring cash-flows and sensitivity analyses as a way of evaluating project risks.

Content:

This course offers an opportunity for students to develop their understanding and ability to use IT in the context of their wider programme of study and to recognise the limitations of IT in terms of its role as an aid to decision making. The course enables students to develop greater competency and confidence in exploiting the use of IT for financial modelling of projects and forecasting. Students will learn how to manage cell formulas and spreadsheets in order to structure competent cash flow appraisals in relation to development scenarios. Specialised functions in Excel such as PV, IRR, Goal Seek, Forecast and amortisation schedules will feature in the work.

Learning and Teaching Activities:

The main teaching activities will be computer lab sessions where staff will give short project steering talks prior to circulating among students to provide advice as they work at terminals to progress valid coursework solutions. Sessions will therefore be interactive and hands-on. Desk study and appropriate scholarship are also required to supplement lab work so that an appropriate standard of coursework submission is achieved.

Assessment Details:

Methods of Assessment	LAST item of assessment	Grading Mode	Weighting %	Minimum Pass Mark	Word Length	Outline Details
Assignment	✓	Percent	100	40%	3,000	Portfolio of activities as appropriate

Is the student required to pass ALL elements of assessment in order to pass the course?	NO
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Indicative texts:

ISBN Number	Author	Date	Title	Publisher
0728204134	Bowcock, P. and Bayfield, N.	2003	Advanced Excel for Surveyors	Estates Gazette
0728203324	Bowcock, P. and Bayfield, N.	2000	Excel for Surveyors	Estates Gazette
1904388523	Cherry, S. and Webber, C.	2006	IT and the Chartered Surveyor	College of Estate Management
9780273708063	Day, A. L.	2007	Mastering Financial Modelling in Microsoft Excel, 2 nd Edition	Prentice Hall Financial Times
0728204207	Fawcett, S.	2003	Designing Flexible Cashflows	EG Books
0333792203	Isaac, D. and Steley, T.	2000	Property Valuation Techniques	Macmillan

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COURSE SPECIFICATION

Course Code:	LAND 1002	School:	Architecture, Design and Construction
Course Title:	STUDIO 4 (Estate Management)		
Course Co-ordinator:	Mark Daley	Department:	Property & Construction Management
Level: 5	Credit: 15		

Introduction and Rationale:

Those working in the land and property related professions are increasingly required to advise on business decisions based upon research, market knowledge, government policy, legal requirements and overall corporate objectives of the client. Property professionals are also increasingly expected to integrate this type of decision making with advice on financial and legal liabilities that may relate to general business decisions as well as those linked more directly to property professional. Dependent upon project this may include insolvency law, health and safety, the law of estate agency, the RICS Rules and Code of Conduct and company law. This course aims to explore integrated decision-making, drawing upon techniques developed in other courses at stage 2 of the programme.

Aims:

- To develop the ability to make strategic decisions in the light of information arising from the markets within the restrictions set by government policy and legal requirements.
- To develop a greater understanding of the effects of legislation on business and property related decision making.
- To develop and reflect upon the skills and techniques which can be applied to an uncertain business environment.

Learning Outcomes:

At the end of the course the student will be able to:

- Make effective, rational and client centered decisions based upon given data.
- Develop greater understanding of the alternative implications of different corporate decisions, and recognise and reflect upon the range of techniques available for dealing with business risk scenarios.
- Observe and reflect upon the impact of regulation on the property professions.

Content:

The exploration of business decision making techniques, an exploration of the role of property as a necessary facility for the functioning of the firm, the investigation of different tax strategies for companies faced with strategic decisions.

Learning and Teaching Activities:

The course will be delivered by a series of staff led tutorials and workshops, enabling students to discuss and develop valid solutions to coursework assignments. The coursework assignment will be structured around a business decision making scenario which has various tax implications and corporate risks.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	3,000	100%	40%	Group portfolio of activity as appropriate

Is the student required to pass ALL elements of assessment in order to pass the course?	NO
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Indicative texts:

ISBN Number	Author	Date	Title	Publisher
			Dependent on project.	

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	LAND 1003	School:	Architecture, Design and Construction
Course Title:	STUDIO 5 (Estate Management)		
Course Co-ordinator:	John O’Leary		
Level: 6	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

It is very likely that at some stage in their careers, those pursuing a career in property and related fields will need to represent a client or employer as an expert witness at a public inquiry, arbitration or court case. The principles of compiling and giving evidence are very similar for these set-piece occasions. Whilst the responsibility for giving evidence may not occur at the very start of an individual’s career, there may be a requirement to contribute to a professional team, by conducting research or writing a draft proof of evidence for a senior colleague. This course will familiarise students with the main processes involved and will enable students to critically evaluate the effectiveness of public decision-making machinery from varying perspectives.

Aims:

- To use case material to facilitate understanding and critical reflection on the UK’s public inquiry system and the roles and duties of professionals when engaging with that system.
- To equip students with the techniques and methods to enable confident and competent delivery of oral and written evidence in the context of public examination and cross-examination.
- To enable students, through role playing, to critically examine the different perspectives of various groups involved in the decision-making processes which determine the use and development of land.

Learning Outcomes:

At the end of the course the student will be able to:

- Critically evaluate the strengths and weaknesses of the public inquiry system and to show awareness of the roles and duties of professionals in that context.
- To research and compile appropriate written evidence and give convincing oral evidence in the context of public scrutiny.
- Reflect upon and evaluate the different perspectives and motives of groups involved in complex decisions regarding the use and development of land.

Indicative Content:

The course will expose students to case study material involving an unresolved dispute between various parties regarding the use and development of land and buildings.

The course explores the roles, motives, rights and responsibilities of participants at public inquiries, including the inspector, developer, local planning authority, third party objectors and the press. The distinction between advocate and expert witness is made in terms of how a professional is expected

to handle potential conflicts of interest which can arise in meeting respective duties to the client and the inquiry inspector.

The course explores techniques used to compile and submit effective evidence and there is familiarisation with techniques used by Counsel to examine evidence for its validity. Students are encouraged to reflect on personal performance following their participation in a mock inquiry at which they either gave evidence or explored the strengths and weaknesses of evidence submitted by others.

Main Learning and Teaching Activities:

The studio will be delivered through a series of tutorials which explore the case material, public inquiry processes and procedures and role-playing requirements. The studio will culminate in a mock-public inquiry chaired by a planning inspector. Students will learn through reflection and evaluation of their own individual performance contrasted with that of the performance of peers.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	2,000	100%	40%	Portfolio

Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0199272794	Moore, V.	2005	'A Practical Approach to Planning Law'	Blackstone Press
041535810	Cullingworth, B. and Nadin, V.	2006	'Town and Country Planning in the UK'	Routledge
1854069607	RICS	2001	'Surveyors Acting as Expert Witnesses – RICS Practice Statement and Guidance Note'	RICS Books
0415272629	Ratcliffe, J., Stubbs, M. and Shepherd, M.	2004	'Urban Planning and Real Estate Development'	Spon
	DETR	2000	'Circular05/2000 – Planning Appeals Procedures (Including Inquiries into Called-In Planning Applications'	TSO
0750627921	Bryan, H.	1996	'Planning Applications and Appeals'	Butterworth Heinemann
1870459008	Le-Las, W.	1987	'Playing the Public Inquiry Game'	Osmosis

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	BUIL 1161	School:	Architecture, Design and Construction
Course Title:	Sustainable Construction 1		
Course Co-ordinator:	Mark Mulville		
Level: 4	Credit: 15	Department:	Property & Construction Management

Aims:

Built environment students must know how materials are used to design sustainable structures. This requires knowledge of materials science, construction principles and techniques and sustainability.

The course aims to:

- develop an understanding of the impact of construction on the earth's resources;
- develop an understanding of the principles of construction technology;
- introduce the importance of understanding the use and misuse of resources in the built environment;
- develop an understanding of the physical constraints on the built environment now and in the future;
- develop an appreciation of how buildings are used;
- develop research and presentation skills.

Learning Outcomes:

At the end of the course, the student will:

- have an understanding of the principles of design and construction of structures;
- understand the need for and develop the ability to make a rational choice of materials and techniques;
- be able to communicate effectively their understanding of the philosophy and principles of sustainable building construction;
- be able to engage in an activity where issues of protection and care of the natural and built environment are central to the problem.

Content:

The course examines the importance of locality – infrastructure, planning, transport, energy cost, etc, in respect of structures and sustainable building. Locality leads on to the identification and selection of sites, with the specific preparation requirements of any given site. Each site will have its own requirements which will be a function of its physical and environmental conditions, the type of structure, methods and materials and final use.

What a structure is and why one is needed for any given purpose are important design considerations. Design, materials and methods of construction will help to determine a structure's success or failure. Novel building techniques taking into account sustainability issues are being increasingly developed to satisfy current needs without prejudicing future generations.

The internal/external environment interface has an important role to play in making a structure wind and weatherproof and providing the necessary longevity, whilst at the same time satisfying aesthetic demands. Whilst traditional materials and methods of construction of this interface continue to be popular amongst developers and clients, there is an increasing use of modern materials and techniques that are more sustainable.

The internal environment of a structure must also satisfy the demands of the occupier. There are basic internal needs and requirements for most structures including services, the internal physical environment and health and safety. There is increasing use of sophisticated control systems for the internal environment intended to make its control more efficient and provide better conditions for occupants.

The effective use of resources is becoming increasingly important and the use of sustainable building materials and techniques has been mentioned previously. The effective use of resources will include other issues such as land and water use, transport, etc.

Sustainable building construction must be seen in local and global context, taking into account the local, national and international political framework.

Specifically the following will be covered:-

Sustainability issues, Design issues; housing design; estate design; aspect and orientation, Site conditions; investigation; soil classification, Setting out of buildings/structures, Substructure and foundations for low rise buildings, Structural form; superstructure; ground and upper floor construction; roof structure

Introduction to structural analysis, Enclosure; external envelope; analysis of the function of raincoats, overcoats, cavity walls, pitched and flat roof coverings, Introduction to materials; examination of properties of materials

Learning and Teaching Activities:

Lectures, tutorials, workshops and student-centred learning.

Assessment Details:

Methods of Assessment	LAST item of assessment	Word length	Weighting %	Minimum Pass Mark	Outline Details
Assignment	✓	3000	100%	40%	Portfolio of activity including essays and presentations as appropriate

Is the student required to pass ALL elements of assessment in order to pass the course?	NO
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Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0-582-40447-9	Foster, J.	2000	Mitchell's Structure and Fabric Part 1, 6 th Edition	Pearson Education
0-582-40520-3	Foster, J. S. & Harrington, R.	2000	Mitchell's Structure and Fabric Part 2, 6 th Edition	Pearson Education
0-14-013597-9	Gordon, J. E.	1991	New Science of Strong Materials	Penguin
0-14-013628-2	Gordon, J. E.	1991	Structures, or Why Things Don't Fall Down	Penguin

Other Information Sources:

New Scientist (weekly)

Building Research Establishment (<http://www.bre.co.uk>)

Royal Institute of British Architecture (<http://www.architecture.com>)

Department of Transport, Local Government and the Regions (www.dtlr.gov.uk)

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

COURSE SPECIFICATION

Course Code:	BUIL 1162	School:	Architecture, Design and Construction
Course Title:	Sustainable Construction 2		
Course Co-ordinator:	Mark Mulville		
Level: 4	Credit: 15	Department:	Property & Construction Management

Aims:

Built environment students must know how materials are used to design sustainable structures. This requires a knowledge of materials science, construction principles and techniques and sustainability.

The course aims to:

- develop an understanding of the principles of construction technology relating to the external envelope and internal environment.
- develop an understanding of the physical constraints on the built environment now and in the future with particular reference to the political, social and economic framework.
- introduce the concept of the building life cycle.
- develop research and presentation skills.

Learning Outcomes:

At the end of the course, the student will:

- have an understanding of the principles of design and construction of the internal/external environment interface
- understand the need for and develop the ability to make a rational choice of materials and techniques to provide a satisfactory internal environment
- be able to communicate effectively their understanding of the philosophy and principles of sustainable building construction;
- be able to engage in an activity where the effective use of resources are central to the problem.

Content:

The internal/external environment interface has an important role to play in making a structure wind and weatherproof and providing the necessary longevity, whilst at the same time satisfying aesthetic demands. Whilst traditional materials and methods of construction of this interface continue to be popular amongst developers and clients, there is an increasing use of modern materials and techniques that are more sustainable.

The internal environment of a structure must also satisfy the demands of the occupier. There are basic internal needs and requirements for most structures including services, the internal physical environment and health and safety. There is increasing use of sophisticated control systems for the internal environment intended to make its control more efficient and provide better conditions for occupants.

The effective use of resources is becoming increasingly important and the use of sustainable building materials and techniques has been mentioned previously. The effective use of resources will include other issues such as land and water use, transport, etc.

Sustainable building construction must be seen in local and global context, taking into account the local, national and international political framework.

Specifically the following will be covered:-

Sustainability issues, Modular and dimensional coordination, components and finishes, Principles of light and lighting, day lighting and artificial lighting, Principles of thermal comfort, heat transfer, U-Values, heat losses and gains, Moisture, humidity and condensation; principles of measurement; design implications; potential problems, Principles of sound and noise, Hot and cold water supply, Above and below ground drainage, Heating and cooling of buildings, Electricity supply and distribution

Learning and Teaching Activities:

Lectures, tutorials, workshops and student-centred learning.

Assessment Details:

Methods of Assessment	LAST item of assessment	Word Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment		1500	50%	40%	Portfolio of activity including essays and presentations as appropriate
Examination	✓		50%	40%	2 hour formal examination

Is the student required to pass ALL elements of assessment in order to pass the course?	YES
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Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0-582-40447-9	Foster, J.	2000	Mitchell's Structure and Fabric Part 1, 6 th Edition	Pearson Education
0-582-40520-3	Foster, J. S. & Harrington, R.	2000	Mitchell's Structure and Fabric Part 2, 6 th Edition	Pearson Education
0-14-013597-9	Gordon, J. E.	1991	New Science of Strong Materials	Penguin
0-14-013628-2	Gordon, J. E.	1991	Structures, or Why Things Don't Fall Down	Penguin

Other Information Sources

New Scientist (weekly)

Building Research Establishment (<http://www.bre.co.uk>)

Royal Institute of British Architecture (<http://www.architecture.com>)

Department of Transport, Local Government and the Regions (www.dtlr.gov.uk)

COURSE SPECIFICATION

Course Code:	TOWN 0034	School:	Architecture, Design and Construction
Course Title:	Urban Regeneration		
Course Co-ordinator:	To be confirmed		
Level: 6	Credit: 15	Department:	Property & Construction Management

Introduction and Rationale:

The course will develop a critical appreciation of the process of urban regeneration, particularly in respect of the governmental policy aim of creating sustainable communities. There is a strong housing theme in the course and there will be reflection on policy development in the UK.

Aims:

- To provide students with an understanding of the complex socio-economic, political and legislative processes, which shape the built environment in a European and wider international context.
- To examine the indirect or social implications of the development process, as well as the direct or private considerations.
- To consider and analyse the various inter-related issues and problems, and policy responses in relation to urban regeneration.

Learning Outcomes:

At the end of the course the student will be able to:

- Provide a firm basis upon which those entering the land management and building related professions can develop their professional experience in the context of the use and development of land.
- Understand the underlying economic and social process involved in urban change.
- Understand both the urban and regional dimension of economic and environmental change.
- Comprehend the complex issues relating to urban problems and policy, consider frameworks for policy regeneration.
- Appreciate comparative approaches to urban renewal.
- Have a basis for exploring the relationship between economic and planning matters
- Extend written skills and presentation

Indicative Content:

The course will discuss and analyse environmental issues and concerns. Sustainable urban development; urban housing, transport and quality of life will be explored. Urban problems and policy in a national and regional context. Inter and intra regional problems and policies. Current issues in urban regeneration. The policy framework for urban regeneration. Patterns and processes of urban change in a UK and international context. Social, economic and policy processes at work. Comparative regeneration studies.

Learning and Teaching Activities:

Teaching will consist of a framework of lectures; supplemented by tutorials and discussions to steer coursework development.

Assessment Details:

Methods of Assessment	LAST item of assessment	Words Length	Weighting %	Minimum Pass Mark	Outline Details
Assignment		1500	50%	40%	Portfolio of activity including essays and presentations as appropriate
Written examination	✓		50%	40%	3 hour formal examination

Is the student required to pass ALL elements of assessment in order to pass the course?	YES
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Indicative Texts:

ISBN Number	Author	Date	Title	Publisher
0 333 77128 1	Balchin, P. N., Isaac, D. and Chen, J.	2000	Urban Economics: A Global Perspective	Palgrave, Basingstoke
0 415 35810 8	Clark, D.	2003	Urban World/Global City, 2 nd Edition	Routledge, London
0415425972	Tallon, A.	2009	Urban Regeneration in the UK	Routledge, London

Website:

www.communities.gov.uk

Journals:

Journal of Housing and Built Environment
Town Planning Review
Urban Studies

In addition you should consult the University on-line resources. In particular, MyiLibrary contains a range of ebooks. The Construction Information Service (CIS) and Swetswise and Emerald Full Text offer publications. Also look at the journal collections available, Science Direct for example.

APPENDIX B

Description of academic levels

As you progress through your programme the courses become more complex, more demanding, i.e., they move up a level.

The level of a course indicates its seniority within the Programme Curriculum.

The Framework is divided into a series of sequential levels which relate to the standards of work and not necessarily to the year in which the course is taken during a programme of studies; At each level awards are available in line with the Framework for Higher Education Qualifications (FHEQ).

An appropriate level shall be assigned to a course according to the following definitions:

Level 0 Access to Higher Education.

Level 4 (previously called level 1) Provides basic knowledge, skills and competence.

Level 5 (previously called level 2) Builds on Level 4 and involves an extension and reinforcement of theoretical and/or practical aspects of knowledge.

Level 6 (previously called level 3) Reflects the synthesis of basic knowledge, skills and competence and equips students with tools of analysis and evaluation. Contributes to the Individual's distinctive professional development, where appropriate.

Level 7 (previously called level M or Master level) Provides opportunity to demonstrate:

- (i) the ability to reflect on the significance and inter-relationships of knowledge acquired from a variety of sources
- (ii) the ability on the basis of such reflection to formulate original ideas and innovative proposals
- (iii) the ability to carry out the activities in (i) and (ii) with a fair degree of autonomy.

Level 4 courses are taught early in the undergraduate degree programmes. Level 5 in the middle, Level 6 at the final part of the undergraduate degree programmes.

If you go on to study for either a graduate Diploma, or the post graduate Certificate or a Masters, then most of the courses are taught at a graduate/post-graduate level, at Level 7.

Note: as the level nomenclature has recently been changed at the University, you may still find course specifications with the old nomenclature (e.g. level 1, 2, 3 or M). We are gradually updating all our documentation.