

This table indicates the modules included in this programme and the structure which they follow.

Should you require further information about the modules, please contact admissions@ucem.ac.uk

4-4½ years (standard route).

A 3 year accelerated route is also available.

Duration is 4 years within an Apprenticeship Programme

Please note:

Students can either start in October or April

Where considered necessary to do so at any stage, UCEM may seek to make variations to programme content, entry requirements and methods of delivery, and to discontinue, merge or combine programmes. This is subject to consultation with relevant students and other stakeholders, setting out the reasons for the proposed amendment(s), and compliance with the requirements of the UCEM Code of Practice on Programme Monitoring, Amendment, Review and Discontinuation. Should such an eventuality occur during the admissions and registration process, applicants will be informed immediately of any change and the alternative arrangements that have been put in place.

* A project module is compulsory for all students, with the difference that only Apprenticeship Scheme students study the 'Work Based Learning Project' module and only non-apprenticeship students study the 'Project' module.

Yr	October Semester	April Semester
1	Legal Studies (20 Credits) People & Organisational Management (20 Credits)	Economics - (20 Credits) Building, Environment, Technology & Simple Construction (20 Credits)
2	Financial & Resource Management Property Law (20 Credits)	Building, Environment, Technology & Framed Structures (20 Credits) Economics of Property & Construction (20 Credits)
3	Development Process & Appraisal (20 Credits) Planning Policy & Practice (20 Credits)	Valuation Context & Principles (20 Credits) Valuation Core Methods (20 Credits)
3/4	Work Based Learning Project* (40 Credits) This module is for apprenticeship students only. It spans years 3 & 4 and can be started in either April or October semester	
4	Commercial Property Management (20 Credits) Elective modules (choose one from): Construction Law (20 Credits) Professional Surveying Practice (20 Credits)	Applied Valuation (20 Credits) Elective modules (choose one from): Investment (20 Credits) Statutory Valuations (20 Credits) (places on this module are restricted)
4½	Project* (40 Credits) This module is for non-apprenticeship students only which can be started in either the April or October semester	

■ Core Modules ■ Elective Modules

Standard route (part-time)

Accelerated route (full-time)

Year 1

Legal Studies (core)

Aims

This module provides an introduction to the English legal system and covers the law of contract and the law of tort.

This module aims to:

- demonstrate how a valid contract can be formed; the importance of contract clauses; how a contract can be breached and how it can be discharged; the consequences of discharge;
- demonstrate the importance of the law of tort to the construction and property industry, with emphasis on: negligence, occupiers' liability, nuisance and trespass to land;
- establish an analytical approach to legal problem solving.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: coursework	60%
Pass mark: 40%	

People and Organisational Management (core)

Aims

This module aims to:

- explain the role and function of management within organisations in the construction, land and estate management industries, both public and private sectors;
- explore the question “what is management?” and to distinguish it from leadership;
- consider the role of change as a central theme as organisations seek to come to terms with issues that are constantly impacting, both positively and negatively, on the people, management and the structures of businesses;
- consider contemporary organisational behaviour as applied to the relevant sectors of industry.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Economics (core)

Aims

This module provides an introduction to economics and economic reasoning. It comprises the two main divisions of the subject - microeconomics and macroeconomics - as they apply in a typical mixed economy of both private and public sector decision-making. It provides the theoretical and conceptual foundation for property economics including valuation and for construction economics.

Although the focus is on tools, techniques and models, the later applied modules are anticipated both in the study materials and in the assessments by reference to the built environment context.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Building, Environment, Technology and Simple Construction (core)

Aims

This module provides an introduction to building, environment and technology based on simple construction, establishing a foundation of knowledge and understanding to be developed in later modules. It develops students' communication skills, enabling them to describe simple construction in a professional manner.

Simple building examples are included, such as traditional masonry construction and roof construction typical in buildings of up to three storeys. Perspectives such as sustainability are considered.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: coursework	60%
	Pass mark: 40%

Year 2

Financial and Resource Management (core)

Aims

This module seeks to explain how managers within organisations in the construction, land and estate management industries, in both the public and private sectors, seek to achieve organisational aims by effectively using financial and other resources. People management does feature in this module but the spotlight is on how managers may use non-human resources in the pursuit of corporate goals. The module covers the role of change throughout the organisation as a central theme especially in the sense of changing techniques and organisational objectives. Internal financial control and external financial reporting are distinguished from each other and the essentials of capital investment appraisal and financial decision making are explored.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Property Law (core)

Aims

This module provides an introduction to the system of land law (including sales) in England and Wales. It gives students a grounding in the basic principles of ownership of land (freehold and leasehold) including the acquisition and protection of third party rights. It also provides an understanding of the common law and statutory rules governing the landlord and tenant relationship and aims to develop an analytical approach to legal problem-solving.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Building, Environment, Technology and Framed Structures (core)

Aims

This module provides an introduction to building, environment and technology based on framed or similar construction. Topics covered include: the theory and principles of framed structures; components; design; construction techniques; construction; simple services; pathology/surveys; maintenance, sustainability; legislation and fire safety.

Examples of framed buildings are included, such as steel, reinforced concrete and timber construction applicable to buildings with different types of usage such as commercial, industrial and residential. Perspectives such as sustainability are also considered.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: coursework	60%
	Pass mark: 40%

Economics of Property and Construction (core)

Aims

This module covers the application of basic economic theory to the four dimensions of property and construction sector activity: the market dimension, the public policy dimension, the temporal dimension and the spatial dimension. It draws on conventional micro- and macro-economics but also on aspects of managerial economics and economic geography. It encourages a recognition of the relevance of economic analysis to property-related issues and facilitates a command of the analytical skills used in property and construction economics.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Year 3

Development Process and Appraisal (core)

Aims

This module examines the process of developing land and the factors that determine what can be developed.

These factors are then reflected in the valuation of the development land through the key valuation methods: residual appraisal, period-by-period cash flow and discounted cash flow. The risk of the development appraisal is assessed through the use of sensitivity analysis and other methods, and the ways in which the whole process can be funded are examined.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: coursework	60%
	Pass mark: 40%

Planning Policy and Practice (core)

Aims

This module provides an introduction to the planning system.

It aims to develop students' understanding of:

- the role and purpose of planning and how it is organised;
- why policy is required and at what level it is best developed;
- the main policies and policy issues, within a sustainability context, relating to housing, urban regeneration, transportation, the environment, conservation, retailing and the countryside;
- the main policy responses to contemporary planning issues and a critical analysis of them;
- the key planning principles and policies which could be applied in different geographic locations.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Valuation Context and Principles (core)

Aims

This module sets property valuation in the broad economic and financial context, and examines the purpose of property valuations. It considers the stakeholders in the valuation process and regulatory, ethical and sustainability issues. It also provides an overview of the main valuation methodologies. It is complementary to the valuation core methods module also studied at this level and together these modules aim to provide the foundation of knowledge underpinning applied valuations, studied at level 6.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass Mark: 40%

Valuation Core Methods (core)

Aims

This module examines in details the three key property valuation methods: comparative, investment and residual. It is primarily based on calculation and analysis and aims to develop the skills required to undertake valuations of the most common property types, namely residential, offices, retail and industrial. It aims to develop a sound understanding of the core methods and their application and, together with the valuation context and principles module, underpins the applied valuations studied at level 6.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass Mark: 40%

Year 4

Commercial Property Management (core)

Aims

The aims of this module are:

- to examine the role that commercial property plays for both an investor and an occupier;
- to examine the management strategies of property owners and how the commercial property manager helps develop and implement these strategies;
- to examine the breadth of responsibilities of the professional commercial property manager at both a strategic and a fundamental level.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Applied Valuation (core)

Aims

This module covers the application of valuation principles to more complex situations and introduces more sophisticated valuation concepts including discounted cash flow techniques and specialist valuation processes. It develops students' understanding of both theoretical and practical limitations in valuing property and its environments and how these affect value. It also considers the application of professional regulations in valuation work and issues of professional negligence and valuation accuracy.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Construction Law (elective)

Aims

This module aims to provide students with an understanding of the major issues of law embraced by construction projects. It enables students to analyse professional liability and evaluate methods of extending/limiting liability, and to assess the extent of liability outside the contractual relationship. The module also aims to give students an in-depth understanding of the issues related to construction disputes and the various commonly used methods of dispute resolution.

Assessment

	Weighting
Assessment 1: coursework	50%
Assessment 2: coursework	50%
	Pass mark: 40%

Professional Surveying Practice (elective)

Aims

This module focuses on professional surveying practice. It comprises the following fields of practice: international roles, regulations and codes; neighbouring and boundary matters (including party walls and rights of light), and dilapidations. The module builds on previous modules on law and building technology to give a greater level of academic and practical awareness which will be of use to those wishing to learn more about these fields of professional practice or those developing their competence in those fields.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: coursework	60%
	Pass mark: 40%

Investment (elective)

Aims

This module aims to develop the student's ability to understand and analyse investments. It will allow them to recognise property as an investment asset within the overall spectrum of other investment categories. Principles of investment, risk, investment appraisal and portfolio management will be considered in this module to ensure the development of practical skills that enable informed investment decisions for clients.

The module builds on previous modules on law and building technology to give a greater level of academic and practical awareness which will be of use to those wishing to learn more about these fields of professional practice or those developing their competence in those fields.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Statutory Valuations (elective) (places on this module are restricted)

Aims

The aim of this module is to equip the student with the knowledge and skills to carry out valuations for statutory purposes, specifically for compulsory purchase, planning compensation and rating. The module also demonstrates how valuation principles and practice are applied to the statutory (artificial) context, the relevance of relevant case law to assessments and the principles which underpin both disciplines. Students' understanding and skills within these disciplines are enhanced in order to provide appropriate and reflective advice and valuations to (non-specialist) clients.

Assessment

	Weighting
Assessment 1: coursework	40%
Assessment 2: examination	60%
	Pass mark: 40%

Year 4½

Project (core for non-apprenticeship students)

Aims

This module is for non-apprenticeship students only. The aim of this 40 credit module is to enable the student to develop specific research skills and techniques so that they can interrogate issues and situations and resolve problems related to their area of interest. The module gives students an opportunity to apply their skills and knowledge to the resolution of an industry based problem during a prolonged period of independent study. It is anticipated that the module's outcomes will directly enhance career and educational progression by equipping students with relevant analytical skills and techniques to investigate organisational and industry issues.

Assessment

	Weighting
Assessment 1: coursework (assignment)	25%
Assessment 2: coursework (project report)	75%
	Pass mark: 40%

Year 3/4

Work Based Learning Project (Core for apprenticeship students)

Aims

This module is for apprenticeship students only. This module requires students to demonstrate the relationship between relevant knowledge, skills and techniques acquired through the programme and the study of professional practice as derived from the workplace. Students need to demonstrate and communicate the details of the experience gained, together with an in depth consideration, mapping of the competency requirements and the ethical conduct needed for seeking professional body membership. Further, to build on that experience to develop specific research skills and techniques so that professional practice issues can be interrogated and independent areas of insight can be produced from combining practice and research.

All students undertaking this module will be required to arrange an approved Supervisor (who will be internal or external to the workplace) and be in relevant employment whilst they are undertaking their studies

Assessment

	Weighting
Assessment 1: coursework (portfolio of evidence)	30%
Assessment 2: coursework (portfolio of evidence)	30%
Assessment 3: coursework (project report)	40%
	Pass mark: 40%