

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 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. For the October module information sheet, please see our website.

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.

* places on this module are restricted

Yr	April Semester	October Semester
1	Economics (20 Credits) Building, Environment, Technology & Simple Construction (20 Credits)	Financial and Resource Management (20 credits) People & Organisational Management (20 Credits)
2	Planning Policy and Practice (20 Credits) Economics of Property & Construction (20 Credits)	Principles of Valuation (20 credits) Law for Real Estate (20 credits)
3	Property Development (20 credits) Operational Property Management (20 credits)	Valuation: The Five Methods (20 credits) Property Law (20 credits)
4	Elective modules (choose one from): Statutory Valuations* (20 credits) Applied Property Development (20 credits) Investment Appraisal and Portfolio Management (20 credits)	Strategic Property Management (20 credits) Applied Valuation (20 credits)
Project (40 Credits)		

Core Modules
 Elective Modules
 Standard route (part-time)

Year 1

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 decisionmaking.

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	60%
Assessment 2: Computer Marked Assessment	40%
Pass mark: 40%	

Building, Environment, Technology & 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%

Financial and Resource Management (core)

Aims

This module explains how managers within organisations in the construction and built environment sectors achieve organisational aims by 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: Coursework	60%
	Pass mark: 40%

People & Organisational Management (core)

Aims

This module explores the question of "what is management?" and seeks to distinguish it from leadership. It explains the role and function of management within organisations in the construction and the built environment. It also considers 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 organisations.

Assessment

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

Year 2

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 organized;
- 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%

Economics of Property & 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: Coursework	60%
	Pass mark: 40%

The assessment methods for the following modules, which will be delivered from October 2020, are currently in design and will be confirmed closer to the time. The assessments will consist of a variety of methods including:

- assessed coursework (such as essays, reports, portfolios, reflections, problem or short questions or video presentations)
- computer marked assessments
- project submissions

Principles of Valuation (core)

Aims

This module sets property valuation in a 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 for valuing freehold and leasehold interests.

Law for Real Estate (core)

Aims

This module aims to provide students with an introduction to legal systems in England and Wales including sources of law and dispute resolution. It considers contract law including the law of agency together with some elements of tort law including negligence, occupiers' liability and nuisance and environmental law.

Year 3

Property Development (core)

Aims

This module examines the process of developing land and the regulatory factors that determine and guide what can be developed. These factors are then reflected in the valuation of the development land through the preliminary assessment method – the residual appraisal. Site layout, scheme design and unit specification are considered through the broader sustainability lens. The specific issues of contamination and remediation, heritage conservation, and refurbishment and conversion are also addressed.

Operational Property Management (core)

Aims

This module covers the importance of operational property management in the commercial, retail and residential sectors. There is an investigation of the key property management principles, the interpretation of clients' goals within a property management strategy and the optimisation of the performance of a property portfolio. The module will explain how to apply appropriate legislation and ethical responsibilities in a property manager's role.

Valuation: The Five Methods (core)

Aims

This module examines the traditional property valuation methods: comparative, investment, residual, profits and cost-based. There is also an introduction to modern methods of valuation. The module 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 methods and their application and, together with the valuation context, underpins Applied Valuations studied at Level 6.

Property Law (core)

Aims

This module provides an introduction to the system of land law in England and Wales. It gives students grounding on the basic principles of ownership of land (freehold and leasehold), including 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.

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

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 demonstrates how valuation principles and practice are applied to an artificial statutory context. It underlines the importance of using relevant case law and established practice within assessments, and the principles that underpin these disciplines. Students' understanding and skills are enhanced, to provide appropriate and reflective advice and valuations to (non-specialist) clients.

Applied Property Development (elective)

Aims

This module examines further aspects of the property development process. The importance of client briefing to a scheme's regulatory progress is emphasized along with a critical consideration of negotiated planning agreements. The appraisal of development opportunities is considered through the period-by-period cash flow and discounted cash flow approaches. The risks within the development appraisal process are assessed through the use of sensitivity analysis and other methods, and the ways in which the whole process can be funded is examined.

Investment Appraisal and Portfolio Management (core)

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.

Strategic Property Management (core)

Aims

This module critically explores the importance of strategic property management to various stakeholders and to property portfolios of all sizes in commercial, residential and retail sectors. The module examines key issues such as the strategic use of property, property performance evaluation, positive tenant management and life cycle planning and evaluates how these issues inform the development of strategic advice.

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.

Project (core)

Aims

This module aims to:

- recognise the knowledge and skills developed throughout the programme through a self-directed investigation into a chosen project;
- develop self-reflection;
- develop and apply research techniques to the detailed examination of an issue or activity within a project in either the workplace or the public domain.

Assessment

	Weighting
Assessment 1: Presentation	30%
Assessment 2: Coursework	65%
Assessment 3: Reflective coursework	5%
	Pass mark: 40%