

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 April 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	October Semester	April Semester
1	Legal Studies (20 Credits) Financial and Resource Management (20 Credits)	Economics (20 Credits) Building, Environment, Technology & Simple Construction (20 Credits)
2	Principles of Valuation (20 credits) Operational and Data Management (20 credits)	Planning Policy and Practice (20 Credits) Economics for the Built Environment (20 Credits)
3	Valuation: The Five Methods (20 credits) Property Law (20 credits)	Property Development (20 credits) Operational Property Management (20 credits)
4	Strategic Property Management (20 credits) Applied Valuation (20 credits)	<div style="background-color: #f9a825; padding: 5px;"> Elective modules (choose one from): Statutory Valuations* (20 Credits) Applied Property Development (20 Credits) </div> <div style="background-color: #2c3e50; color: white; padding: 5px;"> Investment Appraisal and Portfolio Management (20 credits) </div>
Project (40 Credits)		

Core Modules
 Elective Modules
 Standard route (part-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%	

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%

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	40%
Assessment 2: Coursework	60%
	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%

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

Year 2

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.

Operational and Data Management (core)

Aims

This module aims to:

- explain the different schools of thought regarding identifying what management and leadership is;
- consider the main elements and realities of a manager's role;
- assess the business environment and how it impacts on organisational behaviour;
- demonstrate what is meant by effective data and information management;
- equip learners with the skills to calculate and apply selected financial and statistical tools in a business setting..

Planning Practice and Policy (core)

Aims

This module introduces the planning system. It aims to develop students' understanding of legislation, policy, issues and sustainable solutions both within a UK context and by including a wider international perspective. Planning has never been so prominent in the national debate, and it generates controversy either on a large scale – such as with infrastructure projects – or on a smaller scale, such as where there is often local disagreement. The module comprises the role and purpose of planning, and how it is organised, why policy is required and at what level it is best developed. It also looks at a range of the main policies and their issues, within a sustainability context, and the main responses to the contemporary planning issues with a critical analysis of them.

Economics for the Built Environment (core)

Aims

This module investigates a range of ideas and techniques relating to the practice of property economics. This will include both micro- and macro-economics. In its simplest form, micro-economics is concerned with choice and decision making by the individual and the firm in the marketplace, and the operation of markets. Whereas, macro-economics is the study of the economy, whether that be nationally or internationally. The overarching intention of the module is to introduce a range of economics ideas, and then to explore how they can be applied to the built environment sector of the economy by interested parties.

Year 3

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.

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.

Year 4

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.

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.

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%