

**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](mailto:admissions@ucem.ac.uk)

5 years (standard route).

Upon successful completion of the Foundation Year, there may be an opportunity to transfer to our Chartered Surveyor Degree Apprenticeship. You may change your study pattern at any point up until the start of a module.

**Please note:**

Students can either start in September or March.

*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*

| Foundation Year      |   |   |
|----------------------|---|---|
| 1                    | People & Buildings (20 Credits)<br>Land & Buildings (20 Credits)<br>Materials, Methods & Buildings (20 Credits)<br>Markets & Buildings (20 Credits) |   |
| BSc (Hons)           |   |   |
| Yr                   | October Semester  | April Semester  |
| 2                    | Introduction to the Built Environment (20 Credits)<br>Law for the Built Environment (20 Credits)  | Introduction to Regulatory Frameworks (20 Credits)<br>Construction Technology for Real Estate (20 Credits)                    |
| 3                    | Principles of Valuation (20 credits)<br>Operational & Data Management (20 credits)  | Planning Practice & Policy (20 Credits)<br>Economics for the Built Environment (20 Credits)                                   |
| 4                    | Valuation: The Five Methods (20 credits)<br>Property Law (20 credits)   | Property Development (20 credits)<br>Operational Property Management (20 credits)   |
| 5                    | Strategic Property Management (20 credits)<br>Applied Valuation (20 credits)  | <b>Elective modules (choose one from):</b><br>Statutory Valuations* (20 Credits)<br>Applied Property Development (20 Credits) |
|                      |   | Investment Appraisal & Portfolio Management (20 credits)  |
| Project (40 Credits) |   |   |

■ Foundation Year Core Modules
 ■ BSc (Hons) Core Modules

**Standard route (part-time)** You will study two modules per 26 week semester, in 9 week module blocks

## Year 1 (Foundation Year)

### People & Buildings (core)

#### Aims

This module aims to examine the relationships between buildings and the people who create, own and use them. It considers how the external and internal design of buildings fits their purpose and performs different functions for different stakeholder groups. It aims to stress the importance of sustainability in the design and use of buildings. Throughout this module, the core skills needed to succeed when studying in Higher Education are developed to support progression onto a Bachelors programme accredited by Professional, Statutory and Regulatory Body(ies) (PSRBs). These skills include:

- classification and presentation of data;
- online research;
- reading and listening comprehension;
- writing descriptions and summaries;
- creating a PowerPoint presentation,
- measuring, drawing and calculating quantities.

## Assessment

|                          | Weighting      |
|--------------------------|----------------|
| Assessment 1: ePortfolio | 100%           |
|                          | Pass mark: 40% |

## Land & Buildings (core)

### Aims

This module aims to consider and examine the land on which buildings are constructed. It considers the different types of land, landscape and land use, the demand for, and supply of land. It considers the different types of communities which establish themselves on land. It also stresses the importance of sustainability in the way in which land is developed and used. Throughout this module, the core skills needed to succeed when studying in Higher Education are developed to support progression onto a Bachelors programme accredited by Professional, Statutory and Regulatory Body(ies) (PSRBs). These skills include:

- collecting data from multiple sources,
- understanding maps,
- reading and listening comprehension,
- writing descriptions and summaries,
- using simple statistical methods,
- drawing graphs and charts,
- performing calculations on building density and size.

### Assessment

|  | Weighting      |
|--|----------------|
| Assessment 1: ePortfolio                 | 75%            |
| Assessment 1: Computer Marked Assessment | 25%            |
|  | Pass mark: 40% |

## Materials, Methods & Buildings (core)

### Aims

This module aims to explore the materials and methods used when creating buildings and the issues concerning these materials and methods. It considers the costs and benefits of creating and improving buildings. It also stresses the sustainable sourcing and use of building materials. Throughout this module the core skills needed to succeed when studying in Higher Education are developed to support progression onto a Bachelors programme accredited by Professional, Statutory and Regulatory Body(ies) (PSRBs). These skills include:

- classification and presentation of data,
- online research,
- reading and listening comprehension,
- writing descriptions, summaries and business letters,
- creating a PowerPoint presentation,
- calculating areas and volumes and comparing costs and benefits.

### Assessment

|                          | Weighting      |
|--------------------------|----------------|
| Assessment 1: ePortfolio | 100%           |
|                          | Pass mark: 40% |

## Markets & Buildings (core)

### Aims

This module aims to investigate the markets in which residential and commercial buildings are bought and sold, leased and rented. It considers the responsibilities of owning and managing buildings and briefly outlines how buildings are valued for investment purposes. It stresses economic and social sustainability in housing markets. The core skills needed to succeed when studying in Higher Education are developed to support progression onto a Bachelors programme accredited by Professional, Statutory and Regulatory Body(ies) (PSRBs). These skills include:

- explaining cause and effect relationships,
- collecting data from multiple sources,
- performing calculations on data and drawing graphical representations,
- planning and writing a formal report,
- comparing advantages and disadvantages and performing interest rate calculations.

### Assessment

|  | Weighting      |
|--|----------------|
| Assessment 1: ePortfolio                 | 75%            |
| Assessment 1: Computer Marked Assessment | 25%            |
|  | 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

### Introduction to the Built Environment (core)

#### Aims

This module covers the core skills needed to succeed when studying in Higher Education, and when progressing toward accreditation with a Professional, Statutory and Regulatory Body (PSRB). This module provides an introduction to the different roles within the surveying, real estate and architectural technology professions. The main emphasis of the learning focuses on the student's ability to communicate information in clear and concise terms.

### Law for the Built Environment (core)

#### Aims

This module enables the student to develop a basic understanding of aspects of the law in as much as they relate to the property and construction sectors in England and Wales as well as in Scotland. This will include an understanding of terminology used and the relevant principles of tort (delict in Scotland) and contract law. This module provides the underpinning legal knowledge for further legal studies later in the programme.

## Introduction to Regulatory Frameworks (core)

### Aims

This module provides an introduction to the fundamental legislative and regulatory frameworks under the law in England and Wales, as it affects built environment professionals.

It focuses on regulatory frameworks relating to building regulations and planning controls, inclusivity, sustainability, health and safety, hazardous materials and the role of the professional accrediting bodies such as the Royal Institute of Chartered Surveyors (RICS), Chartered Institute of Building (CIOB) and Chartered Institute of Architectural Technologists (CIAT).

## Construction Technology for Real Estate (core)

### Aims

This module is designed specifically for real estate students to gain an understanding of the basic construction of generic building types and enable students to be able to understand these building types in the context of other modules and in their professional work.

## Year 3

### 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 & 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 & 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 4

### 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 5

### 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 & 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.