



UNIVERSITY COLLEGE  
OF ESTATE MANAGEMENT

# Law for the Built Environment

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## Module Descriptor

Module Code: LAW4LST

Version: 7.00

Status: Final

Date: 19/07/2021

# Summary Module Details

## Module details

**Module Title:** Law for the Built Environment

**Module Leader:** Hazel Lobo

**Module Mode:** Supported online learning

**Semester:** Autumn (UK)

**Level:** 4

**Credits:** 20

**Learning Hours:** 200

## Contact & Study Hours

**Directed Study Time:** (45%) 90 hrs

**Self-directed Study Time:** (25%) 50 hrs

**Assessment Study Time:** (30%) 60 hrs

## Assessment Type

**Coursework:** 60%

**Computer Marked Assessment:** 40%

**Self-directed Research Project:** 0%

**Portfolio:** 0%

## Module Summary

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

This module will consider:

- the development and sources of English and Welsh law and how the law is enforced;
- 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;
- the importance of the law of tort to the construction and property industry, with emphasis on negligence, occupiers' liability, nuisance and trespass to land; and
- an analytical approach to legal problem solving.

## Taken on which Programmes

BSc (Hons) Building Control (C)

BSc (Hons) Building Surveying (C)

BSc (Hons) Construction Management (C)

BSc (Hons) Quantity Surveying (C)

BSc (Hons) Real Estate Management (C)

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Core (C) or Elective (E)

## Module Aims

This module aims to:

- Develop an appreciation of the role of law in society;
- Develop an understanding of the sources of law;
- Develop an understanding of the historical role and impact of EU Law;
- Develop an understanding of the court system and its alternatives as regards dispute resolution;
- Develop a basic understanding of the elements of tort and contract law;
- Develop an analytical approach to legal problem solving.

## Module Learning Outcomes

- LO1. Describe and discuss the role of law, its sources (Common Law, Equity, Statute and European Law) and the workings of the court system.
- LO2. Describe and evaluate methods of alternative dispute resolution.
- LO3. Describe the elements of contract and tort law, the ambit of contract and tortious liability and the rights and duties of persons relating to contract and tort.
- LO4. Prepare reasoned advice on a range of straightforward legal problems.

## Indicative Module Content

### Module topics

- **The nature of law and its role in society**  
An introduction to the principles of law and how it impacts on the role of built environment professionals and wider society.
- **Sources of law**  
How law is made, both common law and statute.
- **Court structure and legal profession**  
The hierarchy of the courts and the judicial system (including the role of tribunals)
- **Methods of alternative dispute resolution**  
An introduction to dispute resolution and, particularly, alternative dispute resolution. When and how it is commonly used in a built environment context.

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- **The nature of tort and elements of the torts of negligence, occupier's liability, nuisance and trespass to land**

An introduction to Tort and the use of specific torts in the built environment sector to manage competing interests and the responsibilities we have towards each other. Statutory torts will be covered in relation to occupier's liability.

- **Elements of contract formation, content and discharge**

How contracts are made and the factors that can affect validity, including terms, privity, and vitiating factors. How contracts end, and how disputes about contracts can be managed.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

## Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO3	<b>Assessment 1</b> Computer Marked Assessment (CMA)	600 equivalency	20%
LO3, LO4	<b>Assessment 2</b> Coursework	600	20%
LO2, LO3, LO4	<b>Assessment 3</b> Coursework	1,200	40%
LO2, LO3	<b>Assessment 4</b> Computer Marked Assessment (CMA)	600 equivalency	20%

**Module Pass Mark (as a weighted average of all assessments): 40%**

## Key Module Learning Resources

### Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

### Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings and interactive activities to go through. Online webinars/seminars led by

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the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

## Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

## Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module website and is updated regularly to ensure materials are relevant and current.