Introduction to Regulatory Frameworks

Module Descriptor

Module Code: LAW4RFW

Version: v10.00

Status: Final

Date: 08/09/2023

Approval History

Version	Date	Name	Organisation
V1.00	11/12/2019	Approved by validation panel	UCEM
V2.00	31/03/2020	Approved by Dean of School	UCEM
V3.00	02/06/2020	Approved by Dean of School	UCEM
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V5.00	21/07/2020	Approved by Project Board	UCEM
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V8.00	15/09/2022	Approved by Dean of School	UCEM
V9.00	22/03/2023	Approved by Dean – School of the Built Environment (Academic)	UCEM
V10.00	08/09/2023	Approved by Dean – School of the Built Environment (Academic)	UCEM

Document History

Version	Date	Reason	Person
V0.01	21/10/2019	First draft for revalidation	Aisling Burke
V0.02	14/11/2019	Internal Scrutiny	Internal Scrutiny Panel
V0.03	25/11/2019	Approved for validation purposes	Wendy Finlay
V1.01	31/03/2020	Update to semester delivery	Cathy Higgs
V2.01	04/05/2020	Draft for accessibility	Aisling Burke
V3.01	11/06/2020	Update to module summary	Aisling Burke
V4.01	21/07/2020	Update to assessments and Key Module Learning Resources	Jon Hubert
V5.01	25/02/2021	Minor update to Module Aims, Learning Outcomes and Module Topics	Dean Bieganek
V6.01	12/05/2022	Minor update to assessment criteria	Cathy Higgs
V7.01	14/09/2022	Update to Module Leader	Colleen Boyd
V8.01	02/03/2023	Editorial amendment	Aisling Burke
V9.00	08/09/2023	Editorial amendment	Aisling Burke

Summary Module Details

Module Title: Introduction to Regulatory Frameworks

Module Leader: Rob Otter

Module Mode: Supported online learning

Semester: Autumn (UK)

Level: 4

Credits: 20

Learning Hours: 200

Contact & Study Hours

Directed Study Time: 90 hrs (45%)

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

Assessment Study Time: 60 hrs (30%)

Assessment Type

Coursework: 60%

Computer Marked Assessment: 40%

Self-directed Research Project: 0%

Portfolio: 0%

Module Summary

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 relevant professional, statutory and regulatory bodies.

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)

Construction Site Supervisor Apprenticeship (C)

Certificate of Higher Education (CertHE) Construction and Built Environment (C)

Core (C) or Elective (E)

Module Aims

This module aims to:

- Provide students with a knowledge and understanding of the regulatory frameworks which influence the work of built environment professionals, whether it affects the advice given to clients, the way in which individuals undertake their work or the manner in which that work can be executed;

- Explain the hierarchy of legislation, statutes, guidance and approved documentation that regulate working practice for built environment professionals;

- Establish the purpose behind certain legislation and appreciate the wider context of approval processes and development controls within the Built Environment; and

- Provide students with a broad knowledge of essential legislation to support their understanding of other modules within their programmes.

Module Learning Outcomes

LO1. Recognise the hierarchical relationships of enabling Acts of Parliament, secondary legislation, and specific standards applicable to professional practice in the built environment.

LO2. Identify the purpose and differentiate between the scope of the principle regulatory frameworks that exercise control over building design and construction processes; including Town and Country Planning, Building Regulations and Health and Safety.

LO3. Contextualise how the range of regulatory frameworks for the built environment address important societal issues including climate change and sustainable design, and inclusive design and diversity.

LO4. Identify and explain the approval processes of approval, appeal and enforcement related to professional building design and construction processes; including Town and Country Planning, Building Regulations and Health and Safety.

Indicative Module Content

Module topics

- **Town and Country Planning Legislation and Policy**

  General consideration of the context, legislative requirements and approval processes for planning. This includes recognition of the enabling Acts of Parliament, and secondary legislation, including planning regulations, local policies, listed building restrictions, and related approval, appeal and enforcement processes.

- **Building Control / Regulations**

  General consideration of the context, legislative requirements and approval processes for Building Control. This includes recognition of the enabling Acts of Parliament, and secondary legislation including the building regulations, the Approved Document structure and processes for approval, appeal and enforcement processes. Emphasis is placed on Parts B, L and M of the Building Regulations, within the context of learning to use and interpret related Approved Documents.

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- **Inclusive design and diversity through design**

  Consideration of Part M of the building regulations, where it applies, and the relationship to the Equality Act 2010.

- **Sustainable building practice**

  Review of how the variety of legal frameworks within the built environment support sustainable aspirations, needs and ethical principles. Discussed are Part L of the building regulations, the Climate Change Act 2008 (and subsequent items like the Paris Agreement 2016), within the context of planning policies (and the presumption in favour of sustainable development). An overview of sustainable assessment systems is also provided, making the distinction between regulatory frameworks, and independent standards and codes of practice.

- **Health and Safety**

  The context of Health and Safety in the workplace in general, then in the context of construction and building design. Emphasis is placed on the (Construction Design and Management) Regulations 2015 (CDM), the Control of Substances Hazardous to Health 2012, and further regulations and evolving reform related to fire safety for buildings in both construction and operation.

- **Status of Professional Accrediting Bodies**

  In particular, examination of the relevance and application of RICS guidance notes, the codes of practice and professional standards for the relevant professional, statutory and regulatory bodies.

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	**Assessment 1** Computer Marked Assessment (CMA)	450 word equivalency	15%
LO1, LO2, LO3, LO4	**Assessment 2** Coursework	1,800	60%
LO2, LO4	**Assessment 3** Computer Marked Assessment (CMA)	750 word equivalency	25%

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 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.