



UNIVERSITY COLLEGE  
OF ESTATE MANAGEMENT

# **BSc (Hons) Real Estate Management**

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Programme Specification 2022-  
2023

Version: 33.00

Status: Final

Date: 06/05/2022

# Summary Programme Details

## Final Award

**Award:** BSc (Hons)

**Title of (final) Programme:** Real Estate Management

**Credit points:** 360

**Level of award (QAA FHEQ):** 6

## Intermediate award(s)

**Intermediate award 1:** BSc Real Estate Management (Pass Degree)

**Credit points:** 300

**Level of award (QAA FHEQ):** 6

**Intermediate award 2:** Diploma of Higher Education Real Estate Management

**Credit points:** 240

**Level of award (QAA FHEQ):** 5

**Intermediate award 3:** Certificate of Higher Education Built Environment Studies

**Credit points:** 120

**Level of award (QAA FHEQ):** 4

## Validation

**Validating institution:** University College of Estate Management (UCEM)

**Date of last validation:** December 2019

**Date of next periodic review:** December 2024

**Date of commencement of first delivery:** September 2013

**Duration:** Part-time study route: 4.5 years for non-apprenticeship students, or 4 years plus external end point assessment, if taken as part of an apprenticeship programme

Full-time study route: 3 years

**Maximum period of registration:** In accordance with the [Academic and Programme Regulations \(opens new window\)](#).

**UCAS Code/ HECoS Code:** D440/ 100218

**Programming Code:** UBSC

**Other coding as required:** EM(S)(F)(U)

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## Professional accreditation / recognition

Accrediting/recognising body: **Royal Institution of Chartered Surveyors (RICS)**

Details of the accreditation/recognition: BSc (Hons) accredited

Date of last programme accreditation/recognition: November 2015

Date of next periodic review: 2022

Accrediting/recognising body: **Property Services Regulatory Authority (Republic of Ireland)**

Details of the accreditation/recognition: Meets the minimum qualification requirements set out in the Property Services (Regulation) Act 2011 (Qualifications) Regulations 2012, S.1. 181 of 2012.

Date of last programme accreditation/recognition: N/A

Date of next periodic review: No time restriction

## QAA benchmark statement

[UK Quality Code for Higher Education \(opens new window\)](#)

[The Frameworks for Higher Education Qualifications of UK Degree-Awarding Bodies \(opens new window\)](#)

[Quality Assurance Agency \(QAA\) Subject Benchmark Statement: Land, Construction, Real Estate and Surveying October 2016 \(opens new window\)](#)

# Programme Overview

## Rationale

This programme is an internationally recognised programme in a flexible learning format which facilitates students who wish to study at their own pace with a high-quality learning experience. The programme widens access for students to study from worldwide destinations and fulfils the needs of those who may wish to remain in employment while studying, or who perhaps are not in a position, or do not wish to, attend a full-time or part-time degree programme. The programme provides for students to study at their own pace, allowing variable module/credit loads to be completed in each semester.

The programme is for people who wish to gain an accredited academic qualification, which meets the requirements to becoming a full member of the Royal Institution of Chartered Surveyors (RICS) or other related professional bodies, and which provides a platform for studying a postgraduate level qualification.

The programme is structured to deliver a fully rounded skillset for those wishing to practice in real estate, and encompasses commercial property management, valuation, property economics, property development and planning.

The programme is designed for existing and aspiring urban real estate practitioners. Gaining this degree will enrich the student's knowledge of this vital area of modern commerce and industry, and strengthen the student's CV.

The programme provides the founding base of knowledge for those looking to go on to practice in the management and valuation of commercial real estate, and also commercial real estate agency. It is suited to those looking to work in the real estate development sector. The programme is suitable for those looking to change career direction, and also school/college leavers looking to pursue a career in real estate.

A project module is compulsory for all students, with the difference that only apprenticeship students study the Workbased Research Project module (PRJ6WRA/PRJ6WRS), and only non-apprenticeship students study the Project module (PRJ6PRA/PRJ6PRS).

## Entry Requirements

Students are required to be 18 years or over at the start of their programme.

Entrants to this programme normally are required to have:

- obtained 96 UCAS tariff points or an equivalent level of attainment through recognised qualifications not included in the UCAS tariff; \*
- Or
- completed an Advanced Apprenticeship in Surveying\*\* or an Advanced Apprenticeship in Construction Technical\*\* through which a Construction and Built Environment Diploma with a minimum DD profile was obtained or through which a Construction and Built Environment Extended Diploma with a minimum MMM profile was obtained, or an equivalent qualification;
- Or
- a current Royal Institution of Chartered Surveyors (RICS) Associate qualification (AssocRICS) and be in relevant employment; \*\*\*
- Or
- successfully completed the UCEM BSc Access module programme;

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## And

- GCSE Grade 4 (or C) or above in English and Mathematics or an equivalent Level 2 qualification in English and Mathematics as defined by the Regulated Qualifications Framework (RQF) in England. \*\*\*\*
- \* Recognised qualifications having an equivalent level of attainment as those recognised by UCAS include: Higher National Certificate (HNC), Higher National Diploma (HND), professional qualifications from recognised institutions, certain armed forces qualifications and partially completed degrees. There are also a wide range of international qualifications that are deemed to have UCAS point equivalent values. For more information on equivalent qualifications please contact: [admissions@ucem.ac.uk](mailto:admissions@ucem.ac.uk).
- \*\* Completion of this apprenticeship will need to be evidenced through a verified copy of the apprenticeship completion certificate as issued by the apprenticeship certification body.
- \*\*\* Relevant employment is employment in a job role that will support the applicant in developing the required skills, knowledge and behaviours.
- \*\*\*\* Applicants for the apprenticeship programme that do not have [accepted](#) equivalent Level 2 maths and English qualifications can instead demonstrate maths and English skills at Level 1 via initial and diagnostic assessments. These applicants will also be required to achieve Level 2 maths and English Functional Skills qualifications as part of the apprenticeship. If applicants do not qualify for ESFA funding, these qualifications will need to be fully funded by the employer.

The academic level of international qualifications that are not listed on the UCAS tariff will be assessed using UK NARIC.

If an applicant does not meet the standard entry requirements UCEM will consider the application on an individual basis. In these cases, the application will be assessed by the Programme Leader, who will give careful consideration to any professional and life experiences as well as any academic or vocational qualifications the applicant may hold. The applicant may be asked to provide a detailed personal statement and/or a reference or letter of support from an employer or mentor to support the application.

Applications are assessed in accordance with the UCEM [Code of Practice: Admissions and Recognition of Prior Learning \(opens new window\)](#).

## Apprenticeship programme

Applicants to the apprenticeship programme must also have the right to work in England, meet Education and Skills Funding Agency residency status requirements, spend at least 50% of their working hours in England and be directly employed in a job role that will enable the requirements of the apprenticeship to be achieved.

## English language requirements

All UCEM programmes are taught and assessed in English. In addition to the programme entry requirements listed above, all applicants will therefore be required to demonstrate adequate proficiency in the language before being admitted to a programme. Therefore, applicants must possess one of the following:

- GCSE Grade 4 (or C) or above in English Language or English Literature, or an equivalent qualification. For further information on equivalent qualifications please contact: [admissions@ucem.ac.uk](mailto:admissions@ucem.ac.uk).
- Grade 5.5 or above, with at least 5.5 in the reading and writing modules in the International English Language Testing System (IELTS) academic test administered by the British Council.

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- 79 or above in the internet option, 213 or above in the computer-based option or 550 or above in the paper-based option, of the Teaching of English as a Foreign Language (TOEFL) test.
- Grade 4 (or C) or above in English (Language or Literature) at A/S Level.
- Holders of a cognate sub-degree (Level 5) qualification taught and assessed in English from the University of Hong Kong or City University of Hong Kong.
- HKDSE (Hong Kong Diploma of Secondary Education) Grade 3, or HKALE (Hong Kong Advanced Level Examination – Advanced Level & Advanced Supplementary Level) Grade E, or HKCEE (Hong Kong Certificate of Education Examination) Grade 3-5\* or Grade A-D (Syllabus B only).

\*Applicants with a Bachelor's Degree that has been taught and examined in the English medium can be considered for entry in the absence of the qualifications detailed above.

### **Recognition of prior learning (RPL) or recognition of prior experiential learning (RPEL) routes into the programme**

UCEM policy and procedures for Recognition of Prior Experiential Learning (RPEL) and Recognition of Prior Learning (RPL) are set out in the UCEM [Code of Practice: Admissions and Recognition of Prior Learning \(opens new window\)](#). This policy statement takes precedence in any such decision.

RPEL may be used for admission onto an undergraduate programme in accordance with the entry requirements stated in the section above. UCEM also recognises credit awarded by higher education degree awarding bodies in accordance with the relevant higher education qualifications framework and allows that credit to count towards module exemption from the programme.

Normally the maximum credit for prior learning that can be counted towards the programme is 66% (two thirds). RPEL and RPL do not enable the transfer of credit/exemption from classification modules.

### **Programme Progression**

For details of progression arrangements, please view the [Academic and Programme Regulations \(opens new window\)](#).

Successful completion of the BSc (Hons) may enable the student to progress onto UCEM's Master of Business Administration and other suitable postgraduate programmes.

### **Award Regulations**

For details of award arrangements, please view the [Academic and Programme Regulations \(opens new window\)](#).

### **Career Prospects**

The following list provides a range of the types of careers that students pursue after completing this programme.

#### **Estate and property management**

- Auctioneering, rating, taxation, property investment, portfolio management and rent reviews.

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- Valuing for mortgages, rates, rents and inheritance tax.
- Facilities management, covering tangible assets, support services and people.

## **Finance, investment and development**

- Advising on development, land purchase or compensation for compulsory purchase.
- Financial aspects of real estate, including the sale, purchase and portfolio management of investment property and the financing of real estate projects.
- Working with and understanding the roles of bankers, accountants, developers and major institutional investors in real estate.

## **Appraisal, agency and building management**

- Valuing for purchase, sale, letting, investment, mortgage, rating, insurance, compensation or taxation.
- Negotiating for sale, purchase, leasing or auction.
- Managing and maintaining residential, commercial and industrial property.

## **Planning and development**

- All aspects of urban and rural planning.
- Advising on economics, amenities, conservation and urban renewal schemes.
- Working with planners to implement plans within a given timescale and budget.

# **Programme Aims**

## **Programme aims**

The programme provides students with a rigorous understanding of the principles and practices involved in commercial property management, valuation, planning and development surveying, to undergraduate degree level. The programme reflects the academic underpinning necessary to prepare students for a career as a surveyor, predominantly via membership of RICS and other related professional bodies. Students are provided with a progressive development of knowledge and skills over three levels of study.

The programme is designed to ensure that graduates have a stimulating and challenging education, which prepares them well for their professional career. It also aims to produce capable individuals with the potential to progress to professional status and prepare for advancement to postgraduate qualifications. Students will develop a broad range of skills, which are transferable across other professions and industries.

## **Market and internationalisation**

This programme is aimed at UK and international students. While UK law, regulatory controls and practice are at the core of the study materials, the programme aims to contextualise within an international framework. Where possible, comparative examples are used to highlight the difference in regional approaches, and thus foster further understanding of the principles and applications introduced.

# Learning Outcomes

Having successfully completed the programme, the student will have met the following learning outcomes.

## Level 4

### A – Knowledge and understanding

Learning Outcomes	Relevant modules
A4.1. Recognise the basic principles that underpin the theory and practice of the property and construction industries.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
A4.2. Outline the ethical, management, legal and regulatory frameworks and systems impacting on the property and construction industries.	LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
A4.3. Relate environment and sustainability issues to the property and construction industries.	LAW4RFW CON4TE1 CON4TE2
A4.4. Explain the basic principles of property construction and associated digital technologies.	TEC4DIG CON4TE1 CON4TE2

### B – Intellectual skills

Learning Outcomes	Relevant modules
B4.1. Describe the impact of sustainability on existing and new buildings.	LAW4RFW CON4TE1 CON4TE2
B4.2. Demonstrate the ability to write in a range of formats.	MAN4POM LAW4RFW LAW4LST TEC4DIG
B4.3. Develop an awareness and ability to evaluate and appraise information.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG



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### C – Subject practical skills

Learning Outcomes	Relevant modules
C4.1. Recognise the uses of technology in the built environment.	CON4TE1 CON4TE2
C4.2. Illustrate an understanding of the development and use of digital skills.	TEC4DIG CON4TE1 CON4TE2
C4.3. Understand areas of legislation which affect the built environment.	LAW4RFW LAW4LST

### D - Key / Transferable skills

Learning Outcomes	Relevant modules
D4.1. Record the development and planning of individual learning.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
D4.2. Demonstrate the development of written, numeric and communication skills.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
D4.3. Demonstrate various methods of communicating information.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
D4.4. Identify and solve problems within guided scenarios.	MAN4POM LAW4RFW LAW4LST CON4TE1 CON4TE2 TEC4DIG
D4.5. Develop a knowledge and understanding of the principles of sustainability.	LAW4RFW CON4TE1 CON4TE2

## Level 5

### A – Knowledge and understanding

Level 5		Relevant modules
A5.1	Examine the techniques used in property valuation for various purposes.	DEV5DPA VAL5VCP ECO5BEC VAL5TFM
A5.2	Interpret the legal framework informing contemporary valuation, planning and property management practice.	LAW5PRL DEV5DPA VAL5VCP PLN5POL VAL5TFM
A5.3	Process and interpret data from various sources.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC PLN5POL VAL5TFM

### B – Intellectual skills

Level 5		Relevant modules
B5.1	Identify and apply appropriate techniques and methods to differing scenarios.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC PLN5POL VAL5TFM
B5.2	Select and apply appropriate techniques of appraisal, analysis and research.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC PLN5POL VAL5TFM
B5.3	Apply a range of methods to solve problems.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC PLN5POL VAL5TFM

### C – Subject practical skills

Level 5		Relevant modules
C5.1	Produce professional-standard reports for various purposes.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC VAL5TFM
C5.2	Recognise and comment on the ethical dilemmas associated with the modules.	LAW5PRL VAL5VCP ECO5BEC PLN5POL
C5.3	Discuss the importance of environmental, social and governance criteria to professional practice.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC PLN5POL

### D – Key / Transferable skills

Level 5		Relevant modules
D5.1	Communicate and collaborate effectively using a range of media.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC PLN5POL VAL5TFM
D5.2	Work independently and manage time efficiently.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC PLN5POL VAL5TFM
D5.3	Identify and solve problems and make decisions through reflective thinking and analysis.	LAW5PRL DEV5DPA VAL5VCP ECO5BEC PLN5POL VAL5TFM
D5.4	Identify where and how sustainable principles can be adopted thereby considering wider sustainable opportunities and constraints.	DEV5DPA VAL5VCP ECO5BEC PLN5POL VAL5TFM

## Level 6

### A – Knowledge and understanding

Level 6		Relevant modules
A6.1	Develop awareness and systematic understanding of issues in the wider business environment including the political, economic, legal, social, technological, cultural, ethical, health and safety, sustainability and global influences within which real estate consultancies and their clients operate.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
A6.2	Critically evaluate the theories and techniques utilised in the valuation, development and management of real estate.	MAN6CPM VAL6APP VAL6STV INV6IAP
A6.3	Critically evaluate research methods and demonstrate synthesis of a range of data in a research investigation.	PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
A6.4	Demonstrate a critical appreciation of the uncertainties, ambiguities and limits of knowledge and practice in the field of real estate management.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS

### B – Intellectual skills

Level 6		Relevant modules
B6.1	Critically analyse and transfer appropriate knowledge and methods from one topic to another within or between modules.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
B6.2	Critical evaluation of existing techniques and paradigms in professional context.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/

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Level 6		Relevant modules
		PRJ6WRS
B6.3	Design and present an independent investigation that demonstrates research and synthesis of data and effective communication of results.	PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS

### C – Subject practical skills

Level 6		Relevant modules
C6.1	Acquire, analyse and critically evaluate data and judge its relevance and validity to a range of real estate situations.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
C6.2	Critically assess the validity and rigour of a range of published research and assess its relevance to further research.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
C6.3	Select and apply technology and decision analysis tools to solve complex problems.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS

### D – Key / Transferable skills

Level 6		Relevant modules
D6.1	Collaborate effectively with others.	INV6IAP PRJ6WRA/ PRJ6WRS
D6.2	Communicate effectively and professionally in a range of mediums to both industry and academic stakeholders.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/

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Level 6		Relevant modules
		PRJ6PRS PRJ6WRA/ PRJ6WRS
D6.3	Demonstrate the ability to identify, use, interrogate, interpret and critically evaluate a range of sources of information.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
D6.4	Demonstrate competence in applying learning experience to practical real estate situations.	MAN6CPM VAL6APP VAL6STV INV6IAP PRJ6PRA/ PRJ6PRS PRJ6WRA/ PRJ6WRS
D6.5	Develop the attitudes and applied skills to make informed decisions that reflect care, concern and responsibility for themselves, for others and the environment, now and in the future.	MAN6CPM VAL6APP VAL6STV INV6IAP

## Programme Structure

### Module List

Code	Module	Level	Credits	Core/ Elective
LAW4LST	Law for the Built Environment	4	20	Core
MAN4POM	People and Organisational Management	4	20	Core
TEC4DIG	Digital Technologies	4	20	Core
CON4TE1	Construction Technology 1	4	20	Core
LAW4RFW	Introduction to Regulatory Frameworks	4	20	Core
CON4TE2	Construction Technology 2	4	20	Core
LAW5PRL	Property Law	5	20	Core
VAL5VCP	Valuation Context and Principles	5	20	Core
DEV5DPA	Development Process and Appraisal	5	20	Core

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Code	Module	Level	Credits	Core/ Elective
PLN5POL	Planning Practice and Policy	5	20	Core
ECO5BEC	Economics for the Built Environment	5	20	Core
VAL5TFM*	Valuation – The Five Methods*	5	20	Core
MAN6CPM	Commercial Property Management	6	20	Core
INV6IAP	Investment Appraisal and Portfolio Management	6	20	Core
VAL6APP	Applied Valuation	6	20	Core
VAL6STV**	Statutory Valuations**	6	20	Core
PRJ6PRA/ PRJ6PRS	Project	6	40	Core for non-apprentices only
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6	40	Core for apprentices only

### Notes

Credits are part of the Credit Accumulation and Transfer System (CATS). Two UK credits are equivalent to one European Credit Transfer System (ECTS) credit.

\* The module diet is structured to ensure that the delivery of modules supports your learning. However individual student circumstances may mean the sequence of the planned module diet changes. It is therefore strongly advised that you study VAL5VCP Valuation Context and Principles before attempting VAL5TFM Valuation – The Five Methods.

\*\* Autumn semester delivery of this module will not be available until the 2023/24 academic year. Students entering with exemptions may see a change to their study route.

# Delivery Structure for part-time study route

## Autumn (UK) Entry

### Year 1, Semester 1

Module Code	Module Name	Level
LAW4LST	Law for the Built Environment	4
MAN4POM	People and Organisational Management	4

### Year 1, Semester 2

Module Code	Module Name	Level
TEC4DIG	Digital Technologies	4
CON4TE1	Construction Technology 1	4

### Year 2, Semester 1

Module Code	Module Name	Level
LAW4RFW	Introduction to Regulatory Frameworks	4
LAW5PRL	Property Law	5

### Year 2, Semester 2

Module Code	Module Name	Level
CON4TE2	Construction Technology 2	4
VAL5VCP	Valuation Context and Principles	5

### Year 3, Semester 1

Module Code	Module Name	Level
DEV5DPA	Development Process and Appraisal	5
PLN5POL	Planning Practice and Policy	5

### Year 3, Semester 2

Module Code	Module Name	Level
ECO5BEC	Economics for the Built Environment	5
VAL5TFM	Valuation – The Five Methods	5



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## Year 4 onwards for non-apprenticeship students

### Year 4, Semester 1

Module Code	Module Name	Level
MAN6CPM	Commercial Property Management	6
INV6IAP	Investment Appraisal and Portfolio Management	6

### Year 4, Semester 2

Module Code	Module Name	Level
VAL6APP	Applied Valuation	6
PRJ6PRA/ PRJ6PRS	Project	6

### Year 5, Semester 1

Module Code	Module Name	Level
VAL6STV	Statutory Valuations	6
PRJ6PRA/ PRJ6PRS	Project	6

## Year 4 for apprenticeship students

### Year 4, Semester 1

Module Code	Module Name	Level
MAN6CPM	Commercial Property Management	6
INV6IAP	Investment Appraisal and Portfolio Management	6
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6

### Year 4, Semester 2

Module Code	Module Name	Level
VAL6APP	Applied Valuation	6
VAL6STV	Statutory Valuations	6
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6

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## Spring (UK) Entry

### Year 1, Semester 1

Module Code	Module Name	Level
TEC4DIG	Digital Technologies	4
CON4TE1	Construction Technology 1	4

### Year 1, Semester 2

Module Code	Module Name	Level
LAW4LST	Law for the Built Environment	4
MAN4POM	People and Organisational Management	4

### Year 2, Semester 1

Module Code	Module Name	Level
CON4TE2	Construction Technology 2	4
VAL5VCP	Valuation Context and Principles	5

### Year 2, Semester 2

Module Code	Module Name	Level
LAW4RFW	Introduction to Regulatory Frameworks	4
LAW5PRL	Property Law	5

### Year 3, Semester 1

Module Code	Module Name	Level
ECO5BEC	Economics for the Built Environment	5
VAL5TFM	Valuation – The Five Methods	5

### Year 3, Semester 2

Module Code	Module Name	Level
DEV5DPA	Development Process and Appraisal	5
PLN5POL	Planning Practice and Policy	5

### Year 4 onwards for non-apprenticeship students

#### Year 4, Semester 1

Module Code	Module Name	Level
VAL6APP	Applied Valuation	6

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Module Code	Module Name	Level
VAL6STV	Statutory Valuations	6

### Year 4, Semester 2

Module Code	Module Name	Level
MAN6CPM	Commercial Property Management	6
PRJ6PRA/ PRJ6PRS	Project	6

### Year 5, Semester 1

Module Code	Module Name	Level
INV6IAP	Investment Appraisal and Portfolio Management	6
PRJ6PRA/ PRJ6PRS	Project	6

### Year 4 for apprenticeship students

#### Year 4, Semester 1

Module Code	Module Name	Level
VAL6APP	Applied Valuation	6
VAL6STV	Statutory Valuations	6
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6

#### Year 4, Semester 2

Module Code	Module Name	Level
MAN6CPM	Commercial Property Management	6
INV6IAP	Investment Appraisal and Portfolio Management	6
PRJ6WRA/ PRJ6WRS	Workbased Research Project	6

# Delivery Structure for full-time study route (non-apprenticeship students)

## Autumn (UK) Entry

### Year 1, Semester 1

Module Code	Module Name	Level
LAW4LST	Law for the Built Environment	4
MAN4POM	People and Organisational Management	4
LAW4RFW	Introduction to Regulatory Frameworks	4

### Year 1, Semester 2

Module Code	Module Name	Level
TEC4DIG	Digital Technologies	4
CON4TE1	Construction Technology 1	4
CON4TE2	Construction Technology 2	4

### Year 2, Semester 1

Module Code	Module Name	Level
LAW5PRL	Property Law	5
DEV5DPA	Development Process and Appraisal	5
PLN5POL	Planning Practice and Policy	5

### Year 2, Semester 2

Module Code	Module Name	Level
VAL5VCP	Valuation Context and Principles	5
ECO5BEC	Economics for the Built Environment	5
VAL5TFM	Valuation – The Five Methods	5

### Year 3, Semester 1

Module Code	Module Name	Level
MAN6CPM	Commercial Property Management	6
INV6IAP	Investment Appraisal and Portfolio Management	6
PRJ6PRA/ PRJ6PRS	Project	6

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## Year 3, Semester 2

Module Code	Module Name	Level
VAL6APP	Applied Valuation	6
VAL6STV	Statutory Valuations	6
PRJ6PRA/ PRJ6PRS	Project	6

## Spring (UK) Entry

### Year 1, Semester 1

Module Code	Module Name	Level
TEC4DIG	Digital Technologies	4
CON4TE1	Construction Technology 1	4
CON4TE2	Construction Technology 2	4

### Year 1, Semester 2

Module Code	Module Name	Level
LAW4LST	Law for the Built Environment	4
MAN4POM	People and Organisational Management	4
LAW4RFW	Introduction to Regulatory Frameworks	4

### Year 2, Semester 1

Module Code	Module Name	Level
VAL5VCP	Valuation Context and Principles	5
ECO5BEC	Economics for the Built Environment	5
VAL5TFM	Valuation – The Five Methods	5

### Year 2, Semester 2

Module Code	Module Name	Level
LAW5PRL	Property Law	5
DEV5DPA	Development Process and Appraisal	5
PLN5POL	Planning Practice and Policy	5

### Year 3, Semester 1

Module Code	Module Name	Level
VAL6APP	Applied Valuation	6
VAL6STV	Statutory Valuations	6

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Module Code	Module Name	Level
PRJ6PRA/ PRJ6PRS	Project	6

## Year 3, Semester 2

Module Code	Module Name	Level
MAN6CPM	Commercial Property Management	6
INV6IAP	Investment Appraisal and Portfolio Management	6
PRJ6PRA/ PRJ6PRS	Project	6

## Module Summaries

### Core Modules

#### **LAW4LST Law for the Built Environment**

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. The module will consider 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 module will also consider the importance of the law of tort to the construction and property industry, with emphasis on negligence, occupiers' liability, nuisance and trespass to land, as well as an analytical approach to legal problem solving.

#### **MAN4POM People and Organisational Management**

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.

#### **DIG4TEC Digital Technologies**

This module introduces students to the role of technology and data within the built environment and how it impacts on the roles within the property and construction profession. It starts to identify the digital literacies needed by professionals to meet the changing needs of clients and the industry as a whole. This enables the student to begin defining what role technology plays in their studies and in the workplace, and to evaluate the skills they need to develop.

#### **CON4TE1 Construction Technology 1**

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.

# BSc (Hons) Real Estate Management Programme Specification

## **LAW4RFW Introduction to Regulatory Frameworks**

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.

## **CON4TE2 Construction Technology 2**

This module provides an introduction to the building and environmental technology of framed construction. Topics covered include: the principles of framed structures; design and its communication; material and component selection; construction techniques; simple environmental services, as well as more complex related issues of sustainability; legislation and fire safety. Key generic skills such as producing and understanding simple drawn information and professional report writing are introduced. Examples of framed buildings are included, such as steel, reinforced concrete and timber construction applicable to buildings with different types of usage such as commercial, industrial and residential. Perspectives such as sustainability are also considered.

## **LAW5PRL Property Law**

This module provides an introduction to the system of land law (including sales) in England and Wales with consideration of Scottish Law differences. It gives students a grounding in the basic principles of ownership of land (freehold and leasehold) including the 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.

## **VAL5VCP Valuation Context and Principles**

This module sets property valuation in the 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.

## **DEV5DPA Development Process and Appraisal**

This module examines the process of developing land and the factors that determine what can be developed. These factors are then reflected in the valuation of the development land through the key valuation methods: residual appraisal, period-by-period cash flow and discounted cash flow. The risk of the development appraisal is assessed through the use of sensitivity analysis and other methods, and the ways in which the whole process can be funded are examined.

## **PLN5POL Planning Practice and Policy**

This module provides an introduction to the planning system starting with the role and purpose of planning and how it is organised. It will cover 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; and the main policy responses to contemporary planning issues and a critical analysis of them. It will also cover the key planning principles and policies which could be applied in different geographic locations.

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## **ECO5BEC Economics for the Built Environment**

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.

## **VAL5TFM Valuation – The Five Methods**

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.

## **MAN6CPM Commercial Property Management**

This module will examine the role that commercial property plays for both an investor and an occupier. It will also examine the management strategies of property owners and how the commercial property manager helps develop and implement these strategies, as well as examining the breadth of responsibilities of the professional commercial property manager at both a strategic and a fundamental level.

## **INV6IAP Investment Appraisal and Portfolio Management**

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.

## **VAL6APP Applied Valuation**

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.

## **VAL6STV Statutory Valuations**

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 also demonstrates how valuation principles and practice are applied to the statutory (artificial) context, the relevance of relevant case law to assessments and the principles that underpin both disciplines. Students' understanding and skills within these disciplines are enhanced in order to provide appropriate and reflective advice and valuations to (non-specialist) clients.



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## **PRJ6PRA/S Project (non-apprenticeship only)**

The aim of this module is to enable the student to develop specific research skills and techniques so that they can interrogate issues and situations and resolve problems related to their area of interest. The module gives students an opportunity to apply their skills and knowledge to the resolution of an industry-based problem during a prolonged period of independent study. It is anticipated that the module's outcomes will directly enhance career and educational progression by equipping students with relevant analytical skills and techniques to investigate organisational and industry issues.

## **PRJ6WRA/S Workbased Research Project (apprenticeship only)**

This module requires students to develop their research skills within the context of the built environment, their chosen career path and the workplace. The students are required to relate the practicalities of the case study to the academic concepts and ideas that underpin it; providing them with the vehicle to conduct a self-directed study. This module also requires students to reflect on the knowledge and skills that they have developed during their programme of studies and requires them to demonstrate their development of their professional competence with reference to the appropriate professional framework.

# Learning, Teaching and Assessment

## Learning & Teaching

### Knowledge and understanding

The teaching, learning and assessment strategy for the programme is guided by the UCEM-wide Learning, Teaching and Assessment Strategy (LTAS 2020-2025). The approach adopted is student-centred learning design, that supports the educational needs of our diverse student community. Learning has been designed with flexibility in mind to support students to adopt their own learning experience best suited to their needs.

Students are taught through online learning resources available to them, including customised text material, study papers, learning activities and interactive media. These are complemented by a variety of Tutor-facilitated sessions and interactions, using a range of media for enhancement of the learning experience.

Students are encouraged to research beyond the material provided and undertake self-directed learning throughout their programme. This expectation increases across the levels. When at level 6, students study either the 40 credit Project module (non-apprentices) or the Workbased Research Project Module (apprentices) which requires self-directed learning and problem-solving.

### Intellectual skills

Learning and teaching methods are applied to enable the development of cognitive skills. These skills are aligned to those used by Real Estate Managers, but also meet the needs of working in other industries. These skills are developed through interaction with multi-media learning resources, self-directed learning and via participation in student-centred learning activities. The approach to assessment is tutor-guided and formative feedback on these skills is given appropriate emphasis.

### Subject practical skills

The subject themes of the programme introduce the theoretical foundations at level 4 and develop them in an increasingly applied and specialised context through levels 5 and 6.

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Examples of subjects specific to real estate management include Development Process and Appraisal, Planning Practice and Policy, Valuation Context and Principles and Valuation - The Five Methods at level 5 and Applied Valuation, Statutory Valuations and Investment Appraisal and Portfolio Management at level 6.

Business Economics and management are covered in People and Organisational Management and Economics for the Built Environment at levels 4 and 5 respectively.

The Law for the Built Environment module at level 4 provides a general legal background to contract law which is further developed at level 5 in the Property Law module. Aspects of these modules are applied at level 6 in Commercial Property Management.

The subject of valuation is introduced at the start of level 5 with Valuation Context and Principles which provides the theoretical and mathematical foundations for the subject. Later in level 5 the module Valuation - The Five Methods covers the principal method of valuation in more detail and then at level 6, specialist valuation approaches are developed in the modules Applied Valuation, Statutory Valuations and Investment Appraisal and Portfolio Management.

## Key/Transferable skills

The Induction module sets out the importance of transferable skills. These skills are developed through the programme, utilising study and assessment. This can be via virtual learning environment (VLE) discussion, tuition discussion, problem-solving exercises, which are conducted individually or in groups, and coursework, which provides the ideal combination to internalise these aspects through different learning methods.

## Assessment

The assessment strategy for the programme is guided by the UCEM-wide Learning, Teaching and Assessment Strategy (LTAS 2020-2025). The aim of UCEM's assessments is to allow students an opportunity to demonstrate what they have learned using a range of formats and which encourage critical self-reflection linked to personal development. To support this, assessments are clearly related to module learning outcomes and the activities within the module support students in achieving these.

UCEM's practice is to require assessments to be vocationally and professionally relevant. Assessments are built that have direct application to industry standards, and that enable students to learn through real world scenarios and working practice. This involves the generation of tasks based on problems, scenarios or case studies from recent real-world situations that reflect and/or replicate the vocational requirements of the industry and the international nature of the subject matter. All elements of assessments are discipline-specific for each programme as well as supporting the acquisition and promotion of transferable skills, including research skills development.

Formative assessment and feedback opportunities are provided throughout the programme in a variety of formats to motivate, guide and develop students through their learning. Students are required to complete various pieces of coursework in the modules which are assessed within set time frames. Detailed feedback is provided on tutor-assessed work, which explains how the mark was derived, what was done well and what could be improved for future assessments. Objective testing is also utilised in formative (including self-assessment) and summative assessment. Individual projects in the final stage are assessed in accordance with their own guidelines and marking schemes.

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All assessment contributing to progression or award is subject to moderation policies. Moderation at UCEM is designed to reflect the quality of the student submission and the benchmark standards for the various levels of undergraduate study. Moderation of marking accords with QAA recommended best practice to ensure that marking criteria have been fairly, accurately, and consistently applied during first marking.

## Assessment Diet

The types of assessments used on this programme will include coursework (such as essays, reports, portfolios, reflections, problem or short questions or video presentations), computer-based assessments, and computer marked assessments (CMAs). The exact combinations of assessment will vary from module to module; however, a basic overview can be found below.

In general, there will be 2 assessments per module. The first assessment is usually either coursework or a CMA. The second assessment is usually coursework. Some modules may have up to a maximum of 4 assessments.

The 40-credit project modules are assessed as follows:

- PRJ6PRA/S Project (for non-apprenticeship students only) has 2 assessments. The first assessment is coursework, and the second assessment is a project report.
- PRJ6WRA/S Workbased Research Project (for apprenticeship students only) has 3 assessments: a presentation; a reflective summary; and a case study report.

## Study Support

### Induction module

All students are expected to complete the non-credit bearing Induction module before the programme commences.

The purpose of the Induction module is to:

- begin to prepare the student for studying with UCEM;
- enable UCEM to identify further ways in which the Institution may be able to facilitate and support the student as they progress through their learning journey.

There are a variety of resources which will help the student to get started. These include tutorials regarding how to use the VLE, the UCEM e-Library and information regarding how to join a webinar. All of this information is key to having a successful start to supported online learning with UCEM.

There is a 'Writing in Your Own Words' e-learning resource and associated quiz. This resource aims to provide the student with relevant examples of referencing, and a clear understanding of what plagiarism is and how to avoid it. Additionally, the 'Readiness for Learning' questionnaire, prompts the student to consider the practicalities surrounding their studies.

This element of the Induction module is designed to provide feedback to the Institution in order to identify further ways in which UCEM may be able to facilitate and support the student as they progress. Further information relating to study skills support is also included.

## Student learning support

The programme is taught via UCEM's Virtual Learning Environment (VLE), and academic facilitation and support is provided online giving students access to UCEM Tutors and other students worldwide.

The Learning & Teaching team will guide and support students' learning. Furthermore, all students who do not engage with initial assessment or the VLE will receive additional support from the Programme Team. Other UCEM administrative teams provide support for assessments and technical issues including ICT. UCEM's 'Student Central' portal provides the main point of contact for students for these teams throughout the duration of their programme

Each student, wherever their location, will have access to a wealth of library and online materials to support their studies. International students are able to use their local context when writing their assessments.

The Learning and Teaching Enhancement Team works with departments to promote student retention, achievement and success. This work is achieved through a multi-faceted approach, which consists of:

- supporting learning on modules by responding to non-subject specific queries and assisting with synchronous learning delivery and making proactive contact with non-engaged students;
- identifying students who are at risk of deferring, suspending and/or withdrawing at specific points in the academic calendar;
- working with the Learning & Teaching team to identify ways in which student success can be further facilitated;
- supporting both students and the Learning & Teaching staff through timely interventions which may include creating support materials and providing academic study skills support through academic skills surgeries.

Relevant research is also carried out to inform proactive interventions, and to develop policy and practice.

Disability, neurodiversity, and wellbeing related support is provided via a dedicated Disability and Welfare team at UCEM.

## English language support

For those students whose first language is not English, or those students who wish to develop their English language skills, additional support is provided through online resources on the VLE in the resource 'Developing Academic Writing'. The resource includes topics such as sentence structure, writing essays and guidance for writing aimed at developing students' study skills.

## Personal and professional development

Students are undertaking vocational programmes that are intrinsically linked to the accrediting professional bodies. Students are encouraged and supported to understand the need for the recognition of these bodies and guided as to how to meet the professional membership requirements.

More generally, UCEM has a dedicated careers advisor to ensure students have appropriate access to careers education, information, advice and guidance.

## **Programme Specific support**

Each programme has a Programme Leader, as well as Module Leaders, Module Tutors and Academic Support Tutors to support the students throughout their time with the Programme. The UCEM staff are accessible during normal UK working hours, during which they also monitor the 24/7 forums asynchronously and provide encouragement, assistance and necessary tutor and student feedback services. Access to the UCEM e-Library is on a 24/7 basis and UCEM has a full-time librarian during normal UK working hours.