

Valuations for Planners

Module Descriptor

Module Code: PLN7VAP

Version: 3.00

Status: Final

Date: 26/02/2025

Summary Module Details

Module details

Module Title: Valuations for Planners

Module Leader: TBC

Module Mode: Supported online learning

Semester: Autumn / Spring (UK)

Level: 7

Credits: 10

Learning Hours: 100

Contact & Study Hours

Directed Study Time: 30 hrs (30%)

Self-directed Study Time: 35 hrs (35%)

Assessment Study Time: 35 hrs (35%)

Assessment Type

Coursework: 100%

Computer Marked Assessment: 0%

Self-directed Research Project: 0%

Portfolio: 0%

Module Summary

This module enables students to be able to understand the need for valuations, the valuation process for a range of property types and the principal valuation approaches required for market valuations and compensation claims in cases of compulsory purchase. That knowledge, combined with an understanding of the *RICS Valuation - Global Standards*, the *RICS Rules of Conduct* and *Valuer Registration*, will enable students to understand how valuers are obliged to act ethically and professionally in providing valuation advice. Various methods of valuation are reviewed and a critical reflection of these methods is also developed to understand the limitations of the valuations that may be reviewed.

Taken on which Programmes

MSc Urban Planning (C)

Core (C) or Elective (E)

Module Aims

This module aims to offer the students an opportunity to:

- Understand the requirements for valuations and investigate the core methodologies that are applied when undertaking valuations of freehold interests in property;
- Examine the legal principles and practice which underpin compulsory purchase and the compensation that flows from it; and
- Explain professional regulations and ethical issues pertinent to the valuation of property.

Module Learning Outcomes

- LO1. To critically evaluate valuation methodologies and their uses with an emphasis on the comparable and investment methods.
- LO2. To comprehend the key aspects of ethics and regulation as applied to valuation practice.
- LO3. To comprehend the key principles of the law of compulsory purchase to enable an understanding of the key valuation approaches to be applied in the context of compulsory acquisition of property.

Indicative Module Content

Module topics

- **Methods of valuation**
Comparable method and the investment method techniques – both traditional and contemporary.
A critique of these methods of valuation.
- **Ethics and professional regulation**
RICS Valuation standards, Valuer Registration, RICS/RTPI Rules of Conduct, the nature of ethics, ethical situations and how to recognise and respond appropriately.
- **Compulsory purchase and compensation**
Overview of the law of compulsory purchase and the assessment of compensation.
Understanding of the key claims for compensation including those for land taken injurious affection to the value of land retained and costs of disturbance items.
Purchase notices and blight notices.

This content will be reviewed and updated regularly to reflect changes in professional standards and practice.

Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2, LO3	Assessment 1 (Coursework)	2,750	100%

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 lecture/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.