

# **Statutory Valuations**

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## Module Descriptor

Module Code: VAL7SVA

Version: 8.00

Status: Final

Date: 27/02/2025

## Statutory Valuations

# Approval History

Version	Date	Name	Organisation
V1.00	20/07/2016	Postgraduate Board of Studies	UCEM
V2.00	07/09/2017	Head of Faculty	UCEM
V3.00	01/07/2019	Approved by Dean of School	UCEM
V4.00	10/10/2019	Approved by Dean of School	UCEM
V5.00	26/02/2020	Approved by validation panel	UCEM
V6.00	02/06/2020	Approved by Dean of School	UCEM
V7.00	22/07/2020	Approved by SLT	UCEM
V8.00	27/02/2025	Approved by revalidation panel	UCEM

# Document History

Version	Date	Reason	Person
V0.01	29/04/2016	Initial draft	David Hourihan
V0.02	18/07/2016	Updated onto new template	David Hourihan
V1.01	18/08/2017	Update module code and restriction on student numbers	David Hourihan
V1.02	30/08/2017	Correct name of module leader and learning outcomes assessed by each assignment	Gary Sams
V2.01	13/06/2019	Amendment to state double delivery	Aisling Burke
V3.01	10/10/2019	Removal of double delivery	Aisling Burke
V4.01	04/12/2019	First draft for revalidation	Cathy Higgs
V5.01	21/05/2020	Draft for accessibility	Aisling Burke
V6.01	22/07/2020	Update to Key Module Learning Resources	Ruth Grindey
V7.01	01/11/2024	Draft for internal scrutiny	David Hourihan
V7.02	27/11/2024	Draft for revalidation	David Hourihan

# Summary Module Details

### Module details

**Module Title:** Statutory Valuations

**Module Leader:** David Hunt

**Module Mode:** Supported online learning

**Semester:** Spring (UK)

**Level:** 7

**Credits:** 20

**Learning Hours:** 200

### Contact & Study Hours

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

**Self-directed Study Time:** 70hrs (35%)

**Assessment Study Time:** 70hrs (35%)

### Assessment Type

**Coursework:** 100%

**Computer Marked Assessment:** 0%

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

**Portfolio:** 0%

## Module Summary

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.

## Taken on which Programmes

MSc Real Estate (E)

**Core (C) or Elective (E)**

# Module Aims

This module aims to examine:

- The legal principles and practice which underpin compulsory purchase and the compensation that flows from it, and property taxation in the form of business rates.
- The application of valuation and management skills to these specialist areas.
- How clients might be affected by the application of statutory requirements, and to provide appropriate advice to clients.
- Specific areas of government intervention, and how this may not always conform to a general assessment of 'fairness' and client expectations.

# Module Learning Outcomes

- LO1. Demonstrate a systematic understanding of compulsory acquisition and the law of that relates to compulsory purchase in England and Wales.
- LO2. Prepare reasoned valuations for compulsory purchase and planning compensation using statutory rules and provisions; and demonstrate an ability to critically evaluate compulsory purchase and compensation globally.
- LO3. Demonstrate a systematic understanding of liability for business rates, rating exemptions and reliefs; how property taxation can affect sustainability of local communities; and apply the main methods of valuation.
- LO4. Prepare reasoned valuations for the various components of capital taxation of real estate in the United Kingdom, demonstrating how the legal instruments guide the advice you give.

# Indicative Module Content

## Module topics

- **Law of Compulsory Purchase and Assessment of Compensation for Land Taken**

Describes the legal principles underlying the assessment of compensation and the procedure for making a compulsory purchase order.

- **The Main Rules of Compensation for Land Taken and Injurious Affection**

Demonstrates how statutory and judicial law is applied to the assessment of compensation for land taken, severance and injurious affection including the application of valuation principles and practice.

- **Disturbance**

Explains how statute and case law is applied to the assessment of compensation for disturbance, including the detailed calculation of a claim for business losses, and the application of valuation principles and practice to the assessment of additional payments and non-financial remedies.

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- **Purchase Notices and Blight Notices**

Identifies the rights of landowners to force authorities to purchase land as a result of adverse planning decisions and adverse planning proposals.

- **Liability for Rates**

An introduction to local taxation, rateable occupation, exemptions and reliefs, and the identification of a rateable hereditament.

- **Basis and Methods of Valuation for Rating**

The definition of rateable value is considered, and the required assumptions explained, including the hypothetical tenancy and its implications for date of valuation. The rental method, profits method, and contractor's test are explained.

- **Application of the Methods of Valuation**

Considers the choice of valuation method and how those methods are applied to a range of property types, including shops, offices, factories and specialist properties.

- **Rating Lists, Alterations, Appeals and Transitional Arrangements**

Explains local and central lists and the procedures for the alteration of the lists. This includes proposals and appeals, including tribunals, completion notices and transitional arrangements following a revaluation.

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, LO4	<b>Assessment 1</b> Coursework	2,000	40%
LO2, LO3, LO4,	<b>Assessment 2</b> Coursework	3,000	60%

**Module Pass Mark (as a weighted average of all assessments): 50%**

## 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.

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## 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.