UCEM

UNIVERSITY COLLEGE
OF ESTATE MANAGEMENT

Law for the Built Environment

Module Descriptor

Module Code: LAW7LBE

Version: 10.00

Status: Final

Date: 27/02/2025

Approval History

Version	Date	Name	Organisation
01.00	03/02/2014	Approved by validation panel	CEM
02.00	26/08/2014	Approved by Postgraduate Board of Studies	CEM
3.00	18/04/2016	Change Approved by Heads of Faculty: S. Osborn and T. Bennett	UCEM
4.00	13/07/2017	Approved by Chair's Action	UCEM
5.00	01/07/2019	Approved by Dean of School	UCEM
6.00	26/02/2020	Approved by validation panel	UCEM
7.00	02/06/2020	Approved by Dean of School	UCEM
8.00	22/07/2020	Approved by SLT	UCEM
9.00	14/04/2022	Approved by Dean – School of the Built Environment	UCEM
10.00	27/02/2025	Approved by Revalidation Panel	UCEM

Document History

Version	Date	Reason	Person
0.01	19/07/2013	First draft	Rosemary Chetwood
0.02	25/07/2013	First draft amended	Alan Jones
0.03	02/08/2013	First draft amended	Rosemary Chetwood
0.04	09/09/2013	First draft amended	Rosemary Chetwood
0.05	19/09/2013	Final review and minor amendments	Sylvia Osborn
0.06	15/10/2013	Strategic alignment	Senior Academic Panel
1.00	03/02/2014	Finalised post validation	Helen Edwards
2.00	26/08/2014	Removal of one of the core textbooks	Helen Edwards
3.00	18/04/2016	Focussing of module topics following module review	Rosemary Chetwood
3.01	13/07/2017	Updates: UCEM branding and delivery Semester	N. Moore
4.01	13/06/2019	Amendment to word count ranges and semester wording	Nick Moore

Law for the Built Environment

5.01	12/11/2019	First draft for revalidation	Cathy Higgs
6.01	19/05/2020	Draft for accessibility	Aisling Burke
7.01	22/07/2020	Update to Key Module Learning Resources	Ruth Grindey
8.01	08/03/2022	Change to assessment criteria	Cathy Higgs
9.01	27/11/2024	Draft for revalidation	Matt Fedigan

Summary Module Details

Module details

Module Title: Law for the Built Environment

Module Leader: Matt Fedigan

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: 60%

Computer Marked Assessment: 40%

Self-directed Research Project: 0%

Portfolio: 0%

Module summary

This module introduces English law, the legal system and the law-making process. Students are introduced to the law of contracts, the formation, acceptance and validity, and typical contract types. Students are introduced to the law of tort which deals with 'civil wrongs'. Health and safety legislation is addressed, and the role of local authorities as part of the planning process, and for the approval of building regulations. Conflict avoidance, dispute resolution and, particularly, Alternative Dispute Resolution, is provided.

Taken on which programmes

MSc Building Surveying (C)

MSc Construction Management (C)

MSc Real Estate (C)

Core (C) or Elective (E)

Law for the Built Environment

Module Aims

This module aims to examine:

- An overview of the English legal system, case law (precedent) and parliament.
- The significance of law of contract and law of tort applicable to the built environment.
- The impact of public law and the impact upon the built environment, including the fundamentals of planning law and the role of local authorities.
- The importance of building safety related legislation and regulations applicable to the built environment.
- The application of conflict avoidance techniques and dispute resolution methods employed internationally across the built environment.

Module Learning Outcomes

LO1.   Demonstrate knowledge and understanding of built environment related law and legislation.

LO2.   Critically appraise a range of factual and legal material to identify logical solutions to challenges with a reasoned, professional view.

LO3.   Critically analyse complex information to demonstrate knowledge and understanding of a range of legal issues faced by built environment professionals.

LO4.   Critically appraise complex information from a range of appropriate sources, to develop reasoned alternatives.

Indicative Module Content

Module topics

- **The English legal system and sources of law for the built environment**

  Outline the classification of law and sources. Outline the civil court structure, the role of parliament, legislation and case law.

- **Contracts – Formation of a valid contract and contents of a contract**

  Outline the essential requirements for a binding contract offer, acceptance, intention to create legal relations and the principles of consideration. Introduction to capacity, privity, and factors which affect the validity and discharge of contract.

- **Contract procurement and contract administration**

  Overview of the role of standard forms of contract utilised across the international built environment and the role of built environment related contract administration.

- **Conflict avoidance and non-court dispute resolution**

  Outline conflict avoidance techniques which can be utilised to avoid disputes within the context of the international built environment context and explore the most prevalent forms of non-court dispute resolution, mandated and voluntary.

- **Tort – Negligence and vicarious liability**

  Define a tort, duty of care, and the principles of negligence as applicable to built environment and professionals. Introduction to the duties of an occupier to visitors and trespassers, public and private nuisance and the rule in Rylands v Fletcher.

- **Public law for the built environment**

  Introduction to planning law and the role of local authorities. Outline of planning legislation, policy and the role of local planning authorities in the context of the built environment.

- **Health and safety law for the built environment**

  Introduction to safety related legislation, building regulations and the role of the local authority and the building safety regulator in the context of the built environment.

- **Sustainability, equality and law of organisations for the built environment**

  Introduction legislation relating to sustainability, equality, law of organisations and applicable regulations in the context of the built environment

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** CMA	1,000	20%
LO2 & LO3	**Assessment 2** Coursework	3,000	60%
LO4	**Assessment 3** CMA	1,000	20%

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.

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