University of the Built Environment
EST. 1919

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Delay and Disruption Assessment

Module Descriptor

Module Code:	LAW7DDA
Version:	V1.00
Status:	Final
Date:	20/10/2026

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Summary Module Details

Module details

Module Title: Delay and Disruption Assessment

Module Leader: TBC

Module Mode: Supported online learning

Semester: Spring (UK)

Level: 7

Credits: 20

Learning Hours: 200

Contact & Study Hours

Directed Study Time: 60 hrs (30%)

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

Assessment Study Time: 70 hrs (35%)

Assessment Type

Coursework: 80%

Computer Marked Assessment: 20%

Module Summary

This module provides an examination of legal, contractual and practical issues related to delay and disruption on construction projects. There will be a focus on how risk is allocated between the parties, how delay and disruption mechanisms in standard forms of contract operate, and an analysis of how to assess the impact of delay and disruption.

Taken on which Programmes

LLM Construction Law **(E)**

PG Dip Construction Law **(E)**

Core (C) or Elective (E)

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Module Aims

This module aims to examine the following:

- The distinct concepts of delay (impact on completion date) and disruption (reduced productivity), and how they are treated differently under common standard form contracts (Joint Contracts Tribunal (JCT), New Engineering Contract (NEC), and International Federation of Consulting Engineers (FIDIC), including other contracts used internationally);
- Critical path analysis, non-critical delays, concurrent delay (Malmaison approach) and the prevention principle, and investigate how AI can support critical analysis of delay and disruption;
- Methods of delay analysis (e.g. as-planned versus. as-built, time impact analysis) and the valuation of prolongation and disruption costs;
- The importance of contemporaneous record-keeping, notice provisions, and the *Society of Construction Law (SCL) Delay and Disruption Protocol (2nd Edition)*, and principles such as earned value analysis and measured mile will be examined; and
- Through reflective practice, develop students' ability to critically evaluate how relevant legal theory can be applied to workplace actions and decisions.

Module Learning Outcomes

LO1. Critically distinguish between delay and disruption, identifying when each gives rise to time-related or cost-related claims.

LO2. Critically analyse the impact of events on the critical path to determine extensions of time (EOT) entitlement.

LO3. Apply and critically evaluate appropriate delay analysis methodologies, and understand the ‘common sense’ approach to forensic analysis.

LO4. Critically evaluate the role of ‘float’ and the risks associated with concurrent delay and global claims, and the requirements for valid notice and the mitigation of losses, adhering to contractual procedures to avoid dispute escalation.

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Indicative Module Content

Module topics

- **The SCL protocol:**

  An in-depth study of the SCL Delay and Disruption Protocol (2nd Edition) (and other relevant authoritative sources) will be undertaken to provide grounding in the identification of delay and disruption claims.

- **Extension of Time (EOT):**

  The mechanics for adjusting completion dates to avoid liquidated damages included in commonly used forms of contract will be reviewed.

- **Loss and expense**

  Procedures for claiming additional costs caused by employer risk events included in commonly used forms of contract will be reviewed.

- **Concurrent delay & disruption/loss of productivity**

  Legal principles and contractual approaches to dealing with overlapping delays, exploring how measuring inefficiency and loss of productivity is undertaken on construction projects, and how this informs the preparation of claims for associated loss.

- **Record keeping**

  Best practices for document management and evidencing claims will be considered, as 'record, record, records' are all important when considering submitting claims for delay and/or disruption.

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)	1,500	20%

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LO2, LO3 & LO4	**Assessment 2** Coursework	3,500	80%

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 University 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

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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 VLE page and is updated regularly to ensure materials are relevant and current.

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