University of the Built Environment
EST. 1919

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Commercial Construction Practice

Module Descriptor

Module Code:	LAW7LPC
Version:	V1.00
Status:	Final
Date:	20/10/2026

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Summary Module Details

Module details

Module Title: Commercial Construction Practice

Module Leader: James Beckwith

Module Mode: Supported online learning

Semester: Autumn (UK) and 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

Computer Marked Assessment: 40%

Coursework: 60%

Module Summary

This module provides an analysis of the legal framework, contractual mechanisms, and professional practices governing the construction industry. It also bridges the gap between legal theory and practical application, focusing on procurement, administration of construction projects, the commercial processes commonly utilised on construction projects, and an overview of the processes to resolve disputes within building and engineering projects. It is designed to equip students with the knowledge to identify, analyse, and manage legal risks from project inception to completion.

Taken on which Programmes

LLM Construction Law **(C)**

PG Dip Construction Law **(C)**

PG Cert Construction Law **(C)**

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Core (C) or Elective (E)

Module Aims

This module aims to:

- Provide an introduction to the legal principles governing the construction industry, including contract law, tortious liability, and statutory regulations;
- Critically evaluate the operation, administration, and selection of major Standard Form Contracts (e.g. (Joint Contracts Tribunal (JCT), New Engineering Contract (NEC), and International Federation of Consulting Engineers (FIDIC)) used in construction projects;
- Develop students' ability to identify, allocate, and manage legal and commercial risks during the procurement, design, and construction phases of projects;
- Investigate how AI informs and shapes commercial practice and legal research in the construction industry;
- Provide an introductory examination of the techniques for the avoidance and resolution of disputes, with specific emphasis on negotiation, mediation, arbitration, and statutory adjudication; and
- Enable learners to apply theoretical legal knowledge to practical scenarios, such as drafting contract amendments, handling payment claims, or assessing extensions of time.

Module Learning Outcomes

LO1. Critically evaluate the legal frameworks and standard forms of contract used in national and international construction projects.

LO2. Develop the skills to critically analyse and administer construction contracts, demonstrating advanced professional judgement in identifying key risks associated with time, payment, and quality.

LO3. Apply and critically evaluate knowledge of construction law to practical, real-world scenarios, including the formulation of claims and the management of defects. Develop legal research skills and an understanding of how to utilise AI in the context of construction law and contract administration practice.

LO4. Evaluate dispute resolution methods, with a specialised and in-depth understanding of adjudication, arbitration, and mediation procedures.

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Indicative Module Content

Module topics

- **Construction procurement & contracts**

  The module will seek to provide an analysis of different procurement routes and standard forms of contract (e.g. JCT, NEC, FIDIC), including tender processes and contract formation.

- **Contract administration & performance**

  Consideration for the various roles and obligations of employers, contractors, and consultants regarding time, cost, quality, and variations will be assessed.

- **Liability and risk**

  Commercial management of tortious liability, professional negligence, insurance obligations, and the impact of health and safety regulations (e.g. CDM 2015) will be explored. This will introduce contract and tort law modules to provide an understanding of commercial practices currently utilised on construction projects and within construction contracts. Legal mechanisms managing multi-party relationships will be examined.

- **Claims and Disputes**

  Management of extension of time (EOT), loss and expense claims, and the legal principles governing breach of contract will be covered. An introduction to the study of statutory adjudication, arbitration, mediation, and litigation within the construction context will be explored.

- **Collateral Warranties & Third-Party Rights**

  Legal research as well as the functionality of AI will be examined to support the development of legal reasoning, research and the use of AI in relation to construction law and contract administration practice.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

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Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1	**Assessment 1** Computer Marked Assessment (CMA)	1,500	20%
LO2	**Assessment 2** Computer Marked Assessment (CMA)	1,500	20%
LO3 & LO4	**Assessment 3** Coursework	2,000	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 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

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

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