BSc (Hons) Real Estate  
Course content

Year One  
Year One modules

- **Professional, Academic and Business Skills** (20 credits)  
  This module provides you with an introduction to academic study and to the built environment professions and the nature of the work carried out by surveyors. The module will include the following:  
  - Introduction to the University facilities, support and software  
  - Study and ICT skills – self-study, research and analysis, numeracy skills, introduction to financial methods  
  - Personal development planning  
  - Introduction to the professions and their ethics and codes of conduct  
  - Introduction to client and corporate issues  
  - UK city related project with presentation of group-based analysis

**Delivery and assessment**  
This module will use a wide range of teaching methods. These include lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

Recent field trips and guest speakers on this module include

- Sheffield: visit hosted by Sheffield County Council and South Yorkshire Forest Partnerships. Students gained an insight into regional development activities visiting several regeneration sites in the city  
- RICS Nottingham – guest lecture by RICS Nottingham about RICS matrics  
- Innes England – guest lecture on property development  
- Nottingham Regeneration Ltd – guest lecture on regeneration projects around Nottingham Train station

Assessment is 100% coursework.

- **Surveying Skills** (20 credits)  
  This module will provide you with an introduction to practice and surveying skills which will be developed throughout the course of your degree and in the workplace. The module will introduce:  
  - A range of surveying and related skills  
  - The surveying profession  
  - A variety of survey types and techniques  
  - The inspection of land and buildings  
  - RICS Code of Measuring Practice and other professional requirements  
  - Desk top studies including mining, flooding, environmental, energy rating, structural engineering, damp, arborist and service engineering  
  - The concept and purpose of valuation  
  - Mapping and the interpretation of plans and drawings  
  - The application of trigonometry and geometry in measurement
**Delivery and assessment**
The range of methods used to deliver this module include lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

Assessment is 100% coursework.

- **Construction** (20 credits)
The Construction module introduces you to a range of technical, practical and environmental principles involved in the construction of a range of traditional and non-traditional buildings. It provides a framework for understanding the environmental impact of buildings and introduces the concept of building pathology which examines why buildings fail. The following areas will be explored:
  - Excavations, foundations and construction below ground
  - Ground floor construction
  - Externals walls and openings
  - Upper floor construction
  - Internal walls and partitions
  - Roofs, roof coverings and rain water goods
  - Stairs, ramps and disabled access
  - Fixtures, fittings and finishes
  - Traditional load bearing masonry buildings
  - Framed buildings
  - High-rise buildings
  - Modern methods of construction (MMC)
  - Services and sanitary provisions in buildings
  - Sustainable technologies in the built environment

**Delivery and assessment**
This module will be delivered through a range of methods including lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

30% of your mark for this module will be assessed by an exam. The remaining 70% of your mark will be assessed by a coursework submission.

- **Economics and Valuation** (20 credits)
This module introduces property economics, the links between the economy and the property market as well as giving you a overview of property valuation. By the end of the module you will be able to use economic concepts and the theory of supply and demand to explain activities in the construction and property market.

**Delivery and assessment**
The module is delivered through a range of methods including lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

30% of your mark for this module will be assessed by an exam. The remaining 70% of your mark will be assessed by a coursework submission.
• **Law** (20 credits)
This module introduces you to the English legal system and its relationship with European Union law. You will gain an understanding of how law is made, applied and developed, and how it impacts on professional activities within the development and property professions. It addresses the following areas of the law:

  o English legal systems
  o Contract Law
  o Tort
  o Health and Safety

**Delivery and assessment**
The module is delivered through a range of methods including lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

You may have the opportunity to visit London with a tour of the Houses of Parliament and the High Court.

30% of your mark for this module will be assessed by an exam. The remaining 70% of your mark will be assessed by a coursework submission.

• **Planning and Land Use** (20 credits)
This module introduces the concepts and principles of the planning system. The content of the module is underpinned by the concept of sustainable development and it considers the impact of climate change on how cities will evolve and adapt in the future. The following areas are introduced:

  o The nature and evolution of planning principles and values
  o Planning process and legislative framework
  o Sustainable development and climate change
  o Spatial planning
  o Transportation and land use
  o Regeneration
  o Heritage and conservation
  o Land use and urban design
  o Government and governance; institutions and stakeholders
  o Private sector influence over land use

**Delivery and assessment**
The module is delivered through a range of methods including lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

30% of your mark for this module will be assessed by an exam. The remaining 70% of your mark will be assessed by a coursework submission.
Year Two modules

- **Valuation** (20 credits)
  In this module you will develop knowledge and understanding of the different approaches to the valuation of property and examines the application of different techniques employed in the valuation process.

  You will cover:
  - Principles and methods of property valuation for different purposes
  - Different interests in property and property types and characteristics and how these are taken into account in the valuation process
  - Valuation methods relating to development and investment property.
  - The use of commercial valuation software packages
  - The purpose, nature and application of national and international property valuation standards to property valuation practice

**Delivery and assessment**
The module will be delivered through a range of lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

Assessment is 100% coursework.

- **Real Estate Economics** (20 credits)
  The module is to develops an understanding of the links between the wider economy and the property industry. You will use economic models to understand property market behaviour. The property market will be broken down into its various components and different property use types will be studied.

  You'll cover the following areas:
  - Microeconomics and property
  - Macroeconomics and the property market
  - Economic and property cycles
  - Different property use types such as offices and industrial
  - Economic and property market research and analysis
  - Government intervention and its relevance to the property market
  - Institutional/political frameworks of regional economic policy and policy makers

**Delivery and assessment**
The module will be delivered through a range of lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

Assessment is 100% coursework.

- **Property Management and Agency** (40 credits)
  This module provides an introduction to the principles, procedures and practices of commercial estate management, property agency and Landlord & Tenant law. You will develop an awareness of the interrelationship between property agents, asset managers and their various clients and the implications and application of marketing within the property industry.

  You will cover:
• Property inspection for agency and property management purposes
• Codes of conduct and regulatory controls
• Principles of estate management with particular emphasis on commercial property
• Structures and procedures in real estate management practice in the public and private sectors
• Comparison of residential and commercial agency
• Acquisitions and disposals by private treaty and competitive methods
• Sales and lettings procedures and practice, types of agency, particulars of sale
• Tenant selection, tenant mix and the importance of covenant strength
• Traditional modern UK and European leases, form, content, enforcement, management, notices and alienation
• Operation and interpretation of lease clauses
• Dilapidations and meaning of “repair”, schedules of condition and yielding up
• Operation of service charges, procedures, best practice, apportionment, collection, records and accounts, law, dispute resolution, rent reviews, procedures, negotiation and dispute resolution.

Delivery and assessment
The module will be delivered through a range of lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

Assessment is 50% coursework and 50% exam.

• Property Development: Principles and Practice (20 credits)
This module introduces you to the development process and the commercial drivers behind it. You will examine the roles of various participants in the development process and how they affect its end product.

You will look at how commercial, financial, economic, legal, planning, design and physical development considerations contribute towards development schemes. There will also be the opportunity to investigate how development proposals are brought from initiation through to delivery on site.

Delivery and assessment
A range of methods will be used to deliver this module. These will include lectures, seminars, workshops, field trips, site visits and skills workshops.

70% of your mark for this module is assessed by coursework. The remaining 30% of your mark will be assessed by an exam.

• Employability and Commercial Awareness (20 credits)
This module provides guidance for gaining and preparing for employment within the property sector. You will be introduced to the requirements for the RICS Assessment of Professional practice and the principles of Employment Law, Health and Safety at Work Regulations and related procedures.

The module contains the following principle components:
  o University procedures for administering placements and graduate employment
  o CV preparation
  o Cover letters and application forms
Interview preparation and techniques
Psychometric testing
Presentation skills and body language
Business organisation and structures
Reading company financial reports
SWOT and competitor analysis
Workplace dynamics
Market research
Marketing strategies for surveyors
Requirements of the RICS Assessment of Professional Competence
Employment law

The module also incorporates a European field trip (or alternative international case study) to enable you to analyse contemporary issues in property markets beyond the UK.

The trip allows you to put theory in practice, develop your professional skills, learn about working in different cultures and gain insight into global aspects of the real estate industry.

**Delivery and assessment**
The module is delivered through a series of lectures, seminars, tutorials, workshops, surgeries, studios, field trips and labs.

Assessment is 100% coursework.
Final year

- **Investment Appraisal and Valuation** (20 credits)
  This module will enable you to develop detailed and critical understanding of principles, theories, techniques and practices relating to the appraisal and valuation of capital investments, with particular emphasis on real estate investments. You will develop and apply understanding and skills necessary to produce investment and market valuations, and undertake comprehensive appraisal, evaluation and interpretation of real estate investment performance, at single asset and portfolio levels.

  You will cover the following topics:
  - The nature, role, and impact of valuation standards on real estate valuation practice; this will include consideration of professional body and international valuation standards
  - Traditional and contemporary methods for the determination of investment, market and development value of freehold and leasehold real estate investments
  - Methods and techniques for the appraisal and evaluation of single real estate assets and real estate developments, as well as investment portfolios
  - The effect of financial gearing and tax on investment performance

**Delivery and assessment**
The module will be delivered through a range of methods including lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

Assessment is 100% coursework.

- **Portfolio and Fund Management** (40 credits)
  This module provides you with a broad understanding of the key principles of investment portfolio management theory and practice in the context of direct and indirect property investment vehicles.

  You will develop an understanding of how portfolios are constructed and how performance is obtained, measured and improved through strategic stock selection and asset management techniques. The module will encourage you to appreciate direct property as an asset class alongside other classes, principally equities (including indirect property vehicles) and gilts.

  You will gain practical knowledge and experience of portfolio management through fund management simulation exercises which will also include fund formation, branding, strategic positioning and marketing to the prospective capital investor market. You will learn how to apply modern portfolio theory and the Capital Asset Pricing Model to a property portfolio.

**Delivery and assessment**
This module will be delivered through a range of lectures, seminars, tutorials, workshops, surgeries, field trips and labs:
- Off-campus activities will be undertaken to strengthen your practical knowledge of the property investment market
- Contributions from guest lecturers will be incorporated
- A number of seminars will be delivered in tech rooms, providing you with access to computers, websites and relevant software packages
• You are expected to undertake independent learning and reading in support of the direct teaching content

Assessment is 50% coursework and 50% exam.

• **Corporate Real Estate** (40 credits)
  Real Estate is one of the major resources employed by businesses and its strategic management is of vital importance. The module provides you with the knowledge of how best to manage corporate real estate assets to maximise a company’s return.

  You will cover:
  • Business strategy and real estate strategies
  • Strategic and tactic management of corporate real estate asset
  • Performance measurement of corporate real estate
  • Sustainability
  • Corporate finance fundamentals
  • Mortgage and interest rate management
  • Leasing finance

  **Delivery and assessment**
  The range of methods used to deliver this module include lectures, seminars, tutorials, workshops, surgeries, field trips and labs.

  Assessment is 100% coursework.

• **Research Project** (20 credits)
  This module requires you to investigate a topic of your choice in an extended project. You will critically analyse existing literature, recommend and apply suitable research methods, analyse data, and produce conclusions and recommendations.

  **Assessment and delivery**
  Lectures will cover key concepts and tutorials will be used to support this work and enable you to develop your project.

  Assessment is 100% coursework.