



MODULE SPECIFICATION

Part 1: Information			
Module Title	Landlord and Tenant		
Module Code	UBLMNT-15-2	Level	Level 5
For implementation from	2018-19		
UWE Credit Rating	15	ECTS Credit Rating	7.5
Faculty	Faculty of Environment & Technology	Field	Architecture and the Built Environment
Department	FET Dept of Architecture & Built Environ		
Module type:	Standard		
Pre-requisites	Commercial Property Appraisal 2018-19		
Excluded Combinations	None		
Co- requisites	None		
Module Entry requirements	None		

Part 2: Description
<p>Educational Aims: See Learning Outcomes</p> <p>Outline Syllabus: The course comprises the essential elements of the English and European legal systems as they relate to property management, it then goes on to apply these to asset management. It does so by covering the following topics:</p> <p>The law of contract</p> <p>The law of landlord and tenant</p> <p>Lease renewals and the Landlord and Tenant Act 1954</p> <p>Break clauses</p> <p>Assignments / underletting and covenant strength</p> <p>Repairs</p> <p>Alterations</p>

STUDENT AND ACADEMIC SERVICES

Rent Reviews

Rental Valuations

Lease v licence – the use of leases in commercial estates/other commercial occupiers

Tenant mix / anchor tenants

Future trends in leases

Dilapidations

Teaching and Learning Methods: Contact time: 36 hours

Assimilation and development of knowledge: 84 hours

Exam preparation: 30 hours

Total study time: 150 hours

Scheduled learning includes lectures, seminars, tutorials.

Independent learning includes hours engaged with essential reading, answer pre-set tutorial question, preparation for tutorial and examination preparation.

Part 3: Assessment

The students will be assessed by a single seen exam

First Sit Components	Final Assessment	Element weighting	Description
Examination - Component A	✓	100 %	2 hour seen examination
Resit Components	Final Assessment	Element weighting	Description
Examination - Component A	✓	100 %	2 hour seen examination

Part 4: Teaching and Learning Methods

Learning Outcomes	On successful completion of this module students will achieve the following learning outcomes:	
	Module Learning Outcomes	Reference
	Interpret and apply legal definitions and principles in Landlord and Tenant in key areas suited to property management and investment	MO1
	Appraise the use of legal remedies in which issues arise between the parties	MO2
	Analyse the use of commercial leases for an estate in the context of other general asset management	MO3
Examine differing types of commercial lease, identify trends in the shifting relationship between landlord and tenant and how the rent review and lease renewal processes, repairing covenants and transfers of property impact upon this	MO4	

STUDENT AND ACADEMIC SERVICES

Contact Hours	Independent Study Hours:	
	Independent study/self-guided study	114
	Total Independent Study Hours:	114
	Scheduled Learning and Teaching Hours:	
	Face-to-face learning	36
	Total Scheduled Learning and Teaching Hours:	36
	Hours to be allocated	150
	Allocated Hours	150
Reading List	<p>The reading list for this module can be accessed via the following link:</p> <p>https://uwe.rl.talis.com/modules/ublmnt-15-2.html</p>	

Part 5: Contributes Towards

This module contributes towards the following programmes of study: