



## **Module Specification**

### **Landlord and Tenant**

Version: 2021-22, v4.0, 20 Jul 2021

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## Part 1: Information

**Module title:** Landlord and Tenant

**Module code:** UBLMNT-15-2

**Level:** Level 5

**For implementation from:** 2021-22

**UWE credit rating:** 15

**ECTS credit rating:** 7.5

**Faculty:** Faculty of Environment & Technology

**Department:** FET Dept of Architecture & Built Environ

**Partner institutions:** None

**Delivery locations:** Frenchay Campus

**Field:** Architecture and the Built Environment

**Module type:** Standard

**Pre-requisites:** Law and Economics 2021-22

**Excluded combinations:** None

**Co-requisites:** None

**Continuing professional development:** No

**Professional, statutory or regulatory body requirements:** None

## Part 2: Description

**Overview:** Not applicable

**Features:** Not applicable

**Educational aims:** See Learning Outcomes

**Outline syllabus:** The module explores a range of issues within the English legal system relating to property management which regulate the relationship between

Landlords and Tenants. The module looks at issues arising in both a commercial and residential context, comparing and contrasting where appropriate.

The exact module content will be varied from time to time, reflecting changes to the legal framework and industry practice, but key areas explored are likely to include:

Leasehold covenants

Remedies

Possession of land and termination of leases

Services charges

Rent review

Repair obligations

Regulatory issues and relevant property management considerations

### **Part 3: Teaching and learning methods**

**Teaching and learning methods:** Contact time: 33 hours

Assimilation and development of knowledge: 87 hours

Assessment preparation: 30 hours

Total study time: 150 hours

Scheduled learning includes lectures, seminars, tutorials.

Independent learning includes time engaged with essential reading, responding to questions set for self-directed study if appropriate, preparation for tutorials, and revision/examination preparation.

#### **Module Learning outcomes:**

**MO1** Interpret and apply legal definitions and principles relevant to Landlord and Tenant law and practice, both residential and commercial

**MO2** Appraise the balance of legal rights and use of legal remedies between landlords and tenants, including reflection on relevant regulatory issues

**MO3** Analyse issues relevant to commercial and residential leases, including (but not exclusively) in the context of asset/property management

**MO4** Examine different types of commercial and residential leases, appreciating the evolving relationship landlords and tenants, and understand how issues such as repairs, rent review, and lease renewal/enfranchisement impact this relationship

**Hours to be allocated:** 150

**Contact hours:**

Independent study/self-guided study = 117 hours

Face-to-face learning = 33 hours

Total = 150

**Reading list:** The reading list for this module can be accessed at [readinglists.uwe.ac.uk](https://uwe.rl.talis.com/modules/ublmnt-15-2.html) via the following link <https://uwe.rl.talis.com/modules/ublmnt-15-2.html>

## **Part 4: Assessment**

**Assessment strategy:** Students will be assessed by a written assessment requiring a response to the seen exam paper and a practical task involving the submission of a professional communication to a client.

**Assessment components:**

**Written Assignment - Component A (First Sit)**

Description: Written assignment requiring response to seen exam paper.

Weighting: 80 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2, MO3, MO4

**Written Assignment - Component B (First Sit)**

Description: Professional communication to a client advising on an appropriate strategy in relation to one or more matters from the module syllabus. Word count set as appropriate but to be within the range of 1000-1500 words.

Weighting: 20 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO2

**Written Assignment - Component A (Resit)**

Description: Written assignment requiring response to seen exam paper.

Weighting: 80 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO2, MO3, MO4

**Written Assignment - Component B (Resit)**

Description: Professional communication to a client advising on an appropriate strategy in relation to one or more matters from the module syllabus. Word count set as appropriate but to be within the range of 1000-1500 words.

Weighting: 20 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2

**Part 5: Contributes towards**

This module contributes towards the following programmes of study:

Real Estate [Sep][SW][Frenchay][4yrs] BSc (Hons) 2020-21

Real Estate [Sep][FT][Frenchay][3yrs] BSc (Hons) 2020-21

Real Estate {Foundation} [Sep][FT][Frenchay][4yrs] BSc (Hons) 2019-20

Real Estate {Foundation} [Sep][SW][Frenchay][5yrs] BSc (Hons) 2019-20