



MODULE SPECIFICATION

Part 1: Information			
Module Title	Rating and Taxation		
Module Code	UBLLXT-15-2	Level	Level 5
For implementation from	2020-21		
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	None		
Excluded Combinations	None		
Co- requisites	None		
Module Entry requirements	None		

Part 2: Description
<p>Overview: This module will introduce you to the topics of rating (non-domestic rates and council tax) and property taxation.</p> <p>Educational Aims: In addition to the Learning Outcomes, the module develops negotiating skills.</p> <p>Outline Syllabus: In this module you will examine the different rating structures in the UK and perform valuations yourself. You will negotiate on behalf of either a client or the VOA and work your way through the complexities of Inheritance, Capital Transfer and Income Tax.</p> <p>Syllabus Outline:</p> <p>Non-domestic rating statute and common law and how this leads into the practice of valuation for non-domestic rating purposes.</p> <p>Computations for capital taxation purposes, including Inheritance Tax and Capital Gains Tax. The way in which the detail of these computations influences the valuation required of the parties to these situations will also be investigated.</p> <p>Negotiating skills.</p>

STUDENT AND ACADEMIC SERVICES

Teaching and Learning Methods: This module will concentrate upon the practical issues flowing from a proper grasp of the underlying valuation hypotheses required from a number of different valuation techniques and purposes. As such there will be a requirement for the student to undertake structured reading around the subject. In addition there will be an emphasis on formative feedback based upon a series of valuation tasks undertaken throughout the year.

Scheduled learning includes lectures, seminars, tutorials, project supervision, demonstration, practical classes and workshops; external visits.

Independent learning includes hours engaged with essential reading and assignment preparation and completion.

Part 3: Assessment

The assessments are intended to achieve the learning outcomes by testing knowledge, understanding and application.

The controlled component is an exam which will include questions drawing on topics covered throughout the course and providing opportunities for students to bring in knowledge and understanding of broader concepts and principles with reference to more specific topics.

Revision guidance will be provided for students via Blackboard and revision/exam practice session included in taught sessions.

The other component includes a negotiation exercise where students are able to apply their knowledge and understanding in a real life scenario. Students will be placed in teams of two to negotiate on behalf of two opposing parties. This will also involve property inspection, measuring and the element will be assessed by role play.

Formative feedback will be provided via tutorials to groups or individually either online or in person.

First Sit Components	Final Assessment	Element weighting	Description
Examination (Online) - Component A	✓	50 %	Online Exam (1.5 hours)
Set Exercise - Component B		50 %	Group negotiation exercise (30 minutes)
Resit Components	Final Assessment	Element weighting	Description
Examination (Online) - Component A	✓	50 %	Online Exam (1.5 hours)
Presentation - Component B		50 %	Individual 15 min viva based on negotiating an appeal against a rateable value

Part 4: Teaching and Learning Methods

On successful completion of this module students will achieve the following learning outcomes:

Module Learning Outcomes	Reference
Undertake valuations for non-domestic rating and capital taxation purposes	MO1
Calculate tax payable in computations of Inheritance Tax, Capital Transfer Tax and Income Tax	MO2
Utilise statute and common law in the pursuit of commercial rating valuations	MO3

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/ubllxt-15-2.html</p>	

Part 5: Contributes Towards

This module contributes towards the following programmes of study:

Real Estate [Sep][FT][Frenchay][3yrs] BSc (Hons) 2019-20

Real Estate [Sep][SW][Frenchay][4yrs] BSc (Hons) 2019-20

Real Estate {Foundation} [Sep][SW][Frenchay][5yrs] BSc (Hons) 2018-19

Real Estate {Foundation} [Sep][FT][Frenchay][4yrs] BSc (Hons) 2018-19