



## **Module Specification**

### **Rating and Taxation**

Version: 2022-23, v4.0, 06 Dec 2021

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## Part 1: Information

**Module title:** Rating and Taxation

**Module code:** UBLLXT-15-2

**Level:** Level 5

**For implementation from:** 2022-23

**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:** None

**Excluded combinations:** None

**Co-requisites:** None

**Continuing professional development:** No

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

## Part 2: Description

**Overview:** This module will introduce you to the topics of rating (non-domestic rates and council tax) and property taxation.

**Features:** Not applicable

**Educational aims:** In addition to the Learning Outcomes, the module develops negotiating skills.

**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.

Syllabus Outline:

Non-domestic rating statute and common law and how this leads into the practice of valuation for non-domestic rating purposes.

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.

Negotiating skills.

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

**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.

**Module Learning outcomes:** On successful completion of this module students will achieve the following learning outcomes.

**MO1** Undertake valuations for non-domestic rating and capital taxation purposes

**MO2** Calculate tax payable in computations of Inheritance Tax, Capital Transfer Tax and Income Tax

**MO3** Utilise statute and common law in the pursuit of commercial rating valuations

**Hours to be allocated:** 150

**Contact hours:**

Independent study/self-guided study = 114 hours

Face-to-face learning = 36 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/ubllxt-15-2.html) via the following link <https://uwe.rl.talis.com/modules/ubllxt-15-2.html>

## **Part 4: Assessment**

**Assessment strategy:** 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.

**Assessment components:**

**Examination (Online) - Component A (First Sit)**

Description: Online Exam

Weighting: 50 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO2, MO3

**Set Exercise - Component B (First Sit)**

Description: Group negotiation exercise (30 minutes)

Weighting: 50 %

Final assessment: No

Group work: Yes

Learning outcomes tested: MO1, MO3

**Examination (Online) - Component A (Resit)**

Description: Online Exam

Weighting: 50 %

Final assessment: Yes

Group work: No

Learning outcomes tested:

**Presentation - Component B (Resit)**

Description: Individual 15 min viva based on negotiating an appeal against a rateable value

Weighting: 50 %

Final assessment: No

Group work: No

Learning outcomes tested:

### **Part 5: Contributes towards**

This module contributes towards the following programmes of study:

Real Estate [Sep][SW][Frenchay][4yrs] BSc (Hons) 2021-22

Real Estate [Sep][FT][Frenchay][3yrs] BSc (Hons) 2021-22

Real Estate {Foundation} [Sep][FT][Frenchay][4yrs] BSc (Hons) 2020-21

Real Estate {Foundation} [Sep][SW][Frenchay][5yrs] BSc (Hons) 2020-21