



## **Module Specification**

### **Land Tenure and Taxation**

Version: 2027-28, v1.0, Approved

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## **Part 1: Information**

**Module title:** Land Tenure and Taxation

**Module code:** UBLLDB-30-2

**Level:** Level 5

**For implementation from:** 2027-28

**UWE credit rating:** 30

**ECTS credit rating:** 15

**College:** College of Arts, Technology and Environment

**School:** CATE School of Architecture and Environment

**Partner institutions:** None

**Field:** Architecture and the Built Environment

**Module type:** Module

**Pre-requisites:** None

**Excluded combinations:** None

**Co-requisites:** None

**Continuing professional development:** No

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

## **Part 2: Description**

**Overview:** The purpose of this module is to introduce students to these topics looking at the commercial lease (where a business is undertaken). We will look at some of the main terms (clauses) of those leases and examine what they do, and why they are there. We will also look at some of the common law rules and legislation that affect the landlord and the tenant.

We will look at the potential changes to commercial leases and how they impact on

landlords and tenants, as well as the emerging picture of the sector.

A solid working knowledge of the relationship of landlord and tenant, the contracts for lease, and the law that applies to leases and the landlord and tenant relationship is essential for anyone looking for a professional career in or connected to real estate.

**Features:** Not applicable

**Educational aims:** The Module Learning Outcomes reflect the statements of employers have said they want students who have a solid, working understanding of: Lease contracts, their content, and the law governing the relationship of landlord and tenant.

The computation and strategic importance of rating and taxation in the real estate environment.

**Outline syllabus:** Topics are likely to include but are not limited to:

Real estate overview of freehold and leasehold

Introduction to landlord and tenant

The difference between a lease and a licence

The Housing Crisis

Lease Features

Landlord and Tenant case law

Lease Covenants

Lease Covenant case law

Fixtures and Chattels

Distress, Consent and Forfeiture

Rent, Service Charges and Ground Rent

Heads of Term

Bristol Property Scene

Business Leases

Business Lease case law

Residential Leases (1)

Penalties and Remedies

Residential Leases (2)

International comparisons

Prop Tech and Leases

Tenant Amendments to Commercial Lease

Green Leases

Long lease precedents

Client's issues, courts Tribunals and Protocols

Mock Exam.

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

#### **Teaching and learning methods: 1: Preparation**

Students are provided with expected reading/preparation before the weekly lecture and tutorial to ensure that the lectures are relevant and be ready to take part in the tutorials.

#### **2: Participation**

The lectures and the tutorials are interactive. To get the best out of the lectures and tutorials the students are required to attend each week in person.

The Blackboard web site for this module is an invaluable aid . The site will be updated regularly, with content including any pre-recorded lectures and accompanying slides, tutorial materials, and other key information such as reading material and revision exercises.

#### **3: Practice**

The lectures will provide the information needed to pass the module. The tutorials give students the chance to ask questions and look at the subject in more detail. In addition, in the tutorials exam techniques are practiced, looking at past papers and prepare for the assignment.

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

**MO1** Examine different types of commercial lease clauses, appreciating how issues such as taxation, repairs, rent review, and lease renewal/enfranchisement impact on strategic decisions.

**MO2** Analyse the implications for property management and investment based on lease arrangements.

**MO3** Appraise the balances used in legal rights and remedies between landlords and tenants, and in calculating the computations of rating, council tax, inheritance tax, capital transfer tax.

**MO4** Interpret and apply legal definitions and principles relevant to Landlord and Tenant law and practice, rating and property taxation.

**Hours to be allocated:** 300

**Contact hours:**

Independent study/self-guided study = 230 hours

Face-to-face learning = 70 hours

**Reading list:** The reading list for this module can be accessed at [readinglists.uwe.ac.uk](https://rl.talis.com/3/uwe/lists/44B67ABA-2F59-30D4-E781-C8380AA754CE.html?lang=en-GB&login=1) via the following link <https://rl.talis.com/3/uwe/lists/44B67ABA-2F59-30D4-E781-C8380AA754CE.html?lang=en-GB&login=1>

## **Part 4: Assessment**

**Assessment strategy:** The assessment strategy has at its centre the preparation for the summative elements which are the negotiation (end of semester one) and the exam(end of semester two). The two semesters are blended together which avoids the "first this, then that" approach. The negotiation is on both the lease and the taxation angles which prepares the students for the pervasive skill across both disciplines. The formative strand features through tutorial exercises preparing the students for the final assessments and giving them feedback for this.

The resit strategy is to repeat the first assessments. The exception may be the negotiation where the opportunity for peer support may be lessened and direct 1-2-1 sessions with the lecturing team may supplement this.

**Assessment tasks:****Practical Skills Assessment (First Sit)**

Description: Individual Contribution to a Group Negotiation Exercise

Weighting: 50 %

Final assessment: No

Group work: Yes

Learning outcomes tested: MO1, MO2

**In-class test (First Sit)**

Description: An individual viva. Given the range of property related taxes this is the most appropriate form of assessment. At the beginning of the term students will be given a list of scenarios each relating to the issues covered in the contact sessions. For the assessment a scenario will be randomly selected for each student.

Weighting: 50 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO3, MO4

**Practical Skills Assessment (Resit)**

Description: Individual contribution to a group negotiation

Weighting: 50 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2

**Report (Resit)**

Description: Report into aspects of Landlord and Tenant Law

Weighting: 50 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO3, MO4

## **Part 5: Contributes towards**

This module contributes towards the following programmes of study:

Real Estate and Development [Frenchay] BSc (Hons) 2026-27