



UNIVERSITY COLLEGE  
OF ESTATE MANAGEMENT

# Introduction to Regulatory and Built Environment Law

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## Module Descriptor

Module Code:       LAW4RBE  
Version:             1.00  
Status:              Final  
Date:                28/02/2024

## Summary Module Details

### Module details

**Module Title:** Introduction to Regulatory and Built Environment Law

**Module Leader:** Rob Otter

**Module Mode:** Supported online learning

**Semester:** Autumn (UK)

**Level:** 4

**Credits:** 20

**Learning Hours:** 200

### Contact & Study Hours

**Directed Study Time:** 90 hrs (45%)

**Self-directed Study Time:** 50 hrs (25%)

**Assessment Study Time:** 60 hrs (30%)

### Assessment Type

**Coursework:** 0%

**Computer Based Assessment:** 100%

**Portfolio:** 0%

**Presentation:** 0%

**Project:** 0%

**Practical:** 0%

**Self-directed Research:** 0%

## Module Summary

This module provides the students with an introduction to the legal and regulatory requirements that relate to the construction and property sector. It considers the legal environment within the context of planning, design, and occupation. It further considers Health and Safety as it relates to both design and construction activity.

## Taken on which Programmes

BSc (Hons) Building Control (C)

BSc (Hons) Building Surveying (C)

BSc (Hons) Construction Management (C)

BSc (Hons) Quantity Surveying (C)

BSc (Hons) Real Estate Management (C)

BSc (Hons) Architectural Design Technology (C)

Certificate of Higher Education (CertHE) Built Environment Studies (C)

Certificate of Higher Education (CertHE) Construction and Built Environment (C)

# Introduction to Regulatory and Built Environment Law

Core (C) or Elective (E)

## Module Aims

This module aims to:

- Provide an overview of the legal system as it applies to England and Wales.
- Develop an appreciation of the principles and responsibilities imposed by law and other regulations which influence the work of built environment professionals.
- Develop an understanding of Health and Safety legislation within the context of design and construction activities.

## Module Learning Outcomes

- LO1. Describe the principles of the legal system and law relating to construction activity.
- LO2. Identify the purpose and differentiate between the scope of the principal regulatory frameworks that exercise control over building design construction and occupation; including Town and Country Planning and Building Regulations.
- LO3. Describe the legal environment and terminology of health and safety as it applies within the construction environment.
- LO4. Identify the key regulatory requirements within the discipline specific context of the student.

## Indicative Module Content

### Module topics

- **The nature of law**  
An introduction to the principles of law and how it impacts on the role of built environment professionals. An outline of the law of contract and tort in terms of contextualising its use within the sector.
- **Town and Country Planning Legislation**  
General consideration of the legislative requirements for planning. This includes recognition of the enabling Acts of Parliament, and secondary legislation, including planning regulations, local policies, and listed building restrictions.
- **Building Design Legislation**  
General consideration of the legislative requirements for building. This includes recognition of the enabling Acts of Parliament, and secondary legislation including the Building Safety Act and building regulations. Consideration of Part M of the building regulations, where it applies, and the relationship to the Equality Act 2010.
- **Buildings in Use Legislation**  
General consideration of the legislative requirements for building occupation and use. This includes recognition of the enabling Acts of Parliament, and secondary legislation including the Building Safety Act and an outline of landlord and tenant law.

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- **Health and Safety**

General consideration of the legislative requirements for Health and Safety in the context of construction, building design and maintenance. Emphasis is placed on the (Construction Design and Management) Regulations 2015 (CDM), the Control of Substances Hazardous to Health 2012.

This content will be reviewed and updated regularly to reflect the legal, ethical, and financial changes in professional standards and practice.

## Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2	<b>Assessment 1</b> Computer Based Assessment (CBA)	2,250 word equivalent	75%
LO3, LO4	<b>Assessment 2</b> Computer Based Assessment (CBA)	750 word equivalent	25%

**Module Pass Mark (as a weighted average of all assessments): 40%**

## Key Module Learning Resources

### Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

### Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings, and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

### Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications,

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magazines, academic books, and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

### Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module VLE page and is updated regularly to ensure materials are relevant and current.