

Module specification

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Module Code	AUR497_ AURH497
Module Title	Legal Principles, Compliance and Liability
Level	4
Credit value	20
Faculty	Faculty of Art, Computing and Engineering
HECoS Code	100485
Cost Code	GABE

Programmes in which module to be offered

Programme title	Is the module core or option for this programme
HNC Construction Technology	Core
BSc(Hons) Architectural Design Technology	Core
BSc(Hons) Building Surveying Degree Apprenticeship	Core
BSc(Hons) Building Surveying	Core
BSc(Hons) Construction Management Degree Apprenticeship	Core
BSc(Hons) Construction Management	Core
BSc(Hons) Quantity Surveying Degree Apprenticeship	Core
BSc(Hons) Quantity Surveying	Core

Pre-requisites

There are no pre-requisites for this module.

Breakdown of module hours

Learning and teaching hours	36 hrs
Placement tutor support	0 hrs
Supervised learning e.g. practical classes, workshops	0 hrs
Project supervision (level 6 projects and dissertation modules only)	0 hrs
Total active learning and teaching hours	36 hrs
Placement / work based learning	0 hrs
Guided independent study	164 hrs
Module duration (total hours)	200 hrs

For office use only	
Initial approval date	3 rd July 2024
With effect from date	September 2024
Date and details of revision	
Version number	1

Module aims

The principal aim of 'Legal Principles, Compliance and Liability' is to explain the application and operation of UK law as it relates to the construction industry, and to provide opportunities for students to develop appropriate skills, knowledge, experience and behaviours through a mixture of academic study and the application of law to typical construction-related situations.

The module also aims to demonstrate how construction law significantly influences the structure, operational relationships and performance characteristics of the industry, and to emphasise the consequences of non-compliance in the design, construction, use and disposal of buildings and infrastructure.

Module Learning Outcomes - at the end of this module, students will be able to:

1	Explain how established legal principles and regulatory frameworks relate to the design, construction, use and decommissioning of buildings and infrastructure.
2	Explain how those involved in the design, construction, use and decommissioning of buildings and infrastructure might find themselves answerable in law through their acts or omissions.
3	Differentiate legal, contractual and regulatory requirements in given sets of circumstances, and explain the responsibilities and potential liabilities of those involved.

Assessment

Indicative Assessment Tasks:

This section outlines the type of assessment tasks the student will be expected to complete as part of the module. More details will be made available in the relevant academic year module handbook.

'Legal Principles, Compliance and Liability' will be assessed through an 2 hour In-class Test and a written assignment (2,000 words) which are equally weighted in terms of their contribution to the final recommended mark for the subject.

The In-class Test will require written responses to a series of questions that explore legal principles and regulatory frameworks, and how they relate to the design, construction, use, and decommissioning of buildings and infrastructure. The In-class Test will be conducted in accordance with the University's Academic Regulations.

The Written Assignment will be based upon a given construction development scenario, and will provide students opportunities to interpret legal and regulatory requirements and to apply their understanding in the context of the circumstances described.

Assessment number	Learning Outcomes to be met	Type of assessment	Weighting (%)
1	1 & 2	In-class test	50
2	3	Written Assignment	50

Derogations

There are no derogations associated with this module.

Learning and Teaching Strategies

Learning and teaching strategies in the context of 'Legal Principles, Compliance and Liability' will accommodate both didactic and scenario-based opportunities to ensure that students gain knowledge and understanding through traditional teaching delivery, and are able to contextualise it through the interpretation of scenarios based upon typical sets of circumstances that arise in the design, construction, use and decommissioning of buildings and infrastructure. Delivery will incorporate the principles of the University's Active Learning Framework (ALF), so that learning opportunities are both synchronous and asynchronous, and are supported by an accessible range of material resources.

Class-based study will comprise didactic sessions that accommodate definitive and theoretical constructs in law as they relate to the construction industry, and will draw upon legal and regulatory frameworks, case law, best-practice, performance and discharge of duty in the development of building and civil engineering projects.

Class-based study should accommodate the use of case law and case studies as far as possible, to help illustrate the ways in which the legal system facilitates development within well-defined parameters, and influences the conduct and decision-making of all those involved in the design, construction, use and disposal of buildings and infrastructure.

Delivery should accommodate a wide range of opinions and contributions from all of those engaged in the module, and should recognise the evolutionary nature of law in respect of both the development of contemporaneous legislation and in the most recent decisions of the courts.

Indicative Syllabus Outline

Legal principles and regulatory frameworks:

- International law
- The law in England and Wales
- National, regional and local government
- Well-being of Future Generations (Wales) Act 2015
- Common law and statute
- Civil law, Criminal law and the courts
- Tort, Crime and Breach of Contract
- Strict Liability
- Vicarious Liability
- Negligence, Trespass and Nuisance
- Incorporated and unincorporated associations
- Employer's liability in tort and Statutory Duty
- Principles of Contract

Compliance and liability in the design, construction, use and decommissioning of buildings and infrastructure:

- Professional practice
- Health, safety and wellbeing
- Construction (Design and Management) Regulations 2015
- Environment law
- Land and property
- Planning law

- Building Regulation
- Procurement
- Construction and civil engineering standard forms of contract

Indicative Bibliography:

Please note the essential reads and other indicative reading are subject to annual review and update.

Essential Reads

Uff, J. (2021), *Construction Law*. 13th ed. London: Sweet & Maxwell Ltd.

Other sources:

de Silva, C. et al. (2020), *Galbraith's Construction and Land Management Law for Students*. 7th, new ed. Abingdon: Taylor & Francis Ltd.

Speaight, A. & Thorne, M. (2021), *Architect's Legal Handbook: The Law for Architects*. 10th, new ed. Abingdon: Taylor & Francis Ltd.

Chartered Institute of Architectural Technologists: www.ciat.org.uk

Royal Institute of British Architects www.architecture.com

Chartered Institute of Building www.ciob.org.uk

Ordnance Survey www.ordnancesurvey.co.uk/

Royal Institution of Chartered Surveyors www.rics.org

Institution of Civil Engineers www.ice.org.uk

Designing Buildings Wiki www.designingbuildings.co.uk

Institution of Structural Engineers www.istructe.org.uk

IHS Database www.ihsti.com