

Module specification

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Module Code	AUR5A4
Module Title	Commercial Management
Level	5
Credit value	20
Faculty	FACE
HECoS Code	100151
Cost Code	GABE

Programmes in which module to be offered

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

Pre-requisites

None

Breakdown of module hours

Learning and teaching hours	30 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	30 hrs
Placement / work-based learning	0 hrs
Guided independent study	170 hrs
Module duration (total hours)	200 hrs

For office use only	
Initial approval date	3 rd July 2024
With effect from date	September 2024



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Date and details of revision	
Version number	1

Module aims

This module aims to provide students with a comprehensive understanding of commercial management principles and practices within the built environment industry. It focuses on developing subject-specific skills and knowledge necessary for effectively managing commercial aspects of building projects and facilities.

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

1	Identify and analyse the main costs associated with building construction, operation, and maintenance.
2	Demonstrate skills in cost estimation, budgeting, and financial management within the context of commercial management.
3	Demonstrate awareness of the legal and regulatory frameworks impacting the design, construction, and occupancy of buildings and facilities
4	Articulate the nature of organisations that own and operate buildings and analyse the organisational structures and functions of entities involved in owning and operating buildings, including developers, property management companies, and facility owners.

Assessment

Indicative Assessment Tasks:

The assessment task will consist of coursework contributing to 100% of the overall module grade, encouraging collaborative learning and teamwork among students. The coursework will task students with various commercial management tasks, integrating knowledge from lectures, seminars, workshops, and site visits.

Assessment number	Learning Outcomes to be met	Type of assessment	Weighting (%)
1	1, 2, 3 & 4	Coursework	100

Derogations

None



Learning and Teaching Strategies

The module will be delivered through a combination of formal lectures, interactive seminars, and practical workshops. These sessions will cover key topics such as legal and regulatory frameworks, environmental impact, organisational structures, professional roles, cost management, and ethical frameworks.

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. Site visits to various buildings, construction sites, and commercial facilities will be incorporated into the module to provide real-world context and practical application of theoretical concepts. These visits will allow students to observe different organisational structures, project dynamics, cost management strategies, and ethical considerations in action, enhancing their understanding of commercial management principles.

Feedback from assessments will guide students' learning and development throughout the module, enabling them to identify areas for improvement and consolidate their knowledge effectively.

Indicative Syllabus Outline

The syllabus considers the broad range of facets and the role of the commercial management in industry:

Legal and regulatory frameworks impacting the design, construction, and occupancy of buildings and facilities.

Compliance obligations relevant to commercial management practices.

Integration of sustainability principles into commercial management strategies.

Organisational structures of entities designing, constructing, owning, and operating buildings.

Analysis of professional roles and responsibilities of key players in the property development cycle, considering legal, regulatory, and ethical frameworks.

Associated costs with the construction and use of land, buildings, and facilities

Capital and rental valuations of land and property and the requirements of valuation reporting.

Development of cost management strategies, budget estimation techniques, and financial risk management approaches.

Ethical considerations and dilemmas in commercial management practices and the application of professional and ethical frameworks to decision-making processes in the built environment.

Site visits to buildings, construction sites, and commercial facilities to observe commercial management practices in action.

Analysis of case studies highlighting real-world challenges and solutions in commercial management.

Integration of legal, environmental, organisational, professional, cost management, and ethical considerations into the commercial management plan.

Indicative Bibliography:

Essential Reads

Wiggins, J. M. (2020), *Facilities Manager's Desk Reference*. 3rd Ed. Chichester: John Wiley and Sons Ltd.

Other indicative reading

Smith, J., Love, P. and Olatunje, O. A. (2016), *Building Cost Planning For the Design Team*. Oxfordshire: Taylor & Francis.

Walker, I. and Wilkie, R. (2002), *Commercial Management in Construction*. Chichester: John Wiley and Sons Ltd.

Royal Institution of Chartered Surveyors www.rics.org

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

Chartered Institute of Building Services Engineers www.cibse.org

Royal Institute of British Architects www.architecture.com

Chartered Institute of Builders www.ciob.org.uk

Ordnance Survey www.ordnancesurvey.co.uk/

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