

Module Code:	AUR617
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Module Title:	Commercial Management
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Level:	6	Credit Value:	20
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Cost Centre(s):	GABE	JACS3 code:	K190 (ADT) K220 (CM)
		HECoS code:	100122 (ADT) 100149 (CM)

Faculty	FAST	Module Leader:	David Cheesbrough
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Scheduled learning and teaching hours	24 hrs
Guided independent study	176 hrs
Placement	0 hrs
Module duration (total hours)	200 hrs

Programme(s) in which to be offered (not including exit awards)	Core	Option
BSc (Hons) Architectural Design Technology	✓	<input type="checkbox"/>
BSc (Hons) Construction Management	✓	<input type="checkbox"/>

Pre-requisites
None

Office use only

Initial approval: 29/08/2019

Version no: 1

With effect from: 01/09/2019

Date and details of revision:

Version no:

Module Aims

The module aims to provide a vehicle for the development and application of intellectual skills associated with the acquisition, management and disposal of property portfolios and those professions providing services to property owners.

Intended Learning Outcomes

Key skills for employability

KS1	Written, oral and media communication skills
KS2	Leadership, team working and networking skills
KS3	Opportunity, creativity and problem solving skills
KS4	Information technology skills and digital literacy
KS5	Information management skills
KS6	Research skills
KS7	Intercultural and sustainability skills
KS8	Career management skills
KS9	Learning to learn (managing personal and professional development, self-management)
KS10	Numeracy

At the end of this module, students will be able to

Key Skills

1	Assess and evaluate the options for acquisition and disposal of property for a range of purposes.	KS1	
		KS3	KS5
		KS7	
2	Report clearly, critically and comprehensively on problems, solutions and outcomes.	KS1	KS5
		KS3	KS4
3	Advise on options for diversification of use, refurbishment, redevelopment and renewal schemes.	KS1	KS2
		KS3	KS5
		KS6	KS10

Transferable skills and other attributes

- Students will develop relevant time keeping and deadline management skills;
- Students will be able to deploy valuation techniques;
- Students will appreciate the role of property as assets in portfolios.

Derogations

None

Assessment:**Indicative Assessment Tasks:**

Students will be presented with a scenario, common to the industry, where a property is available to use as an asset and for development.

The proposed works to enhance the value or utility of that asset will form the core of the assessment. Suitable evidence to support the proposal will be required as will a comparable case study to show the feasibility of the development.

Assessment number	Learning Outcomes to be met	Type of assessment	Weighting (%)	Duration or Word count (or equivalent if appropriate)
1	1,2 & 3	Coursework	100%	4,000

Learning and Teaching Strategies:

The key focus for learning will be on the use of property as an asset to enable future development and possible diversification.

The module will have lecture and seminar based learning to share experience and the range of case studies selected by the students. Students will be expected to start constructing their proposals for the development at an early stage to allow a seminar style learning and teaching experience.

Syllabus outline:

- The role of the professions in Asset Management;
- Ownership and tenure;
- Covenants and disposable interests in property;
- The use of property as an asset;
- Rent, rates, and insurance issues;
- Management plans for assets;
- Valuation for accounts and insurance, and as security for loans;
- Development and enhancement opportunities;
- Financial appraisal;
- Monitoring and the management of investment and service charges;
- Maintenance programming;
- Facilities management;
- Corporate responsibility.

Indicative Bibliography:

Essential reading

Martin, D. (2013), *The A-Z of Facilities and Property Management*. 3rd ed. London: Thorogood Publishing.

Scarret, D. (2018), *Property Asset Management*. London: Routledge.

Other indicative reading

Atkin, B & Brooks, A. (2014), *Total Facilities Management*. Oxford: Blackwell.

Deadman, C. (2010), *Strategic Asset Management*. Leicester: Matador

Haynes, B. & Nunnington, N. (2016), *Corporate Real Estate Asset Management: Strategy and Implementation*. London :Estates Gazette

RICS. (2013), *Appraisal and Valuation Statements (7th Ed)*, Coventry: RICS

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

Chartered Institute of Building www.ciob.org.uk

Institute for Civil Engineering www.ice.org.uk

Royal Institute of British Architects www.architecture.com

Designing Buildings Wiki www.designingbuildings.co.uk

Students will be guided to online resources during the length of the course and through the VLE.

Other sources:

IHS Database www.ihsti.com