

Nottingham Trent University Course Specification

Basic Course Information

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| 1. | Awarding Institution: | Nottingham Trent University. |
| 2. | School/Campus: | School Architecture, Design and the Built Environment.
City Campus. |
| 3. | Final Award, Course Title and Modes of Study: | Master of Science.
MSc Residential Property.
This degree is available in both full-time and part-time modes of study. |
| 4. | Normal Duration: | 1 calendar year by full-time study.
2 calendar years by part-time study. |
| 5. | UCAS Code: | Not applicable. |

6. Overview and general educational aims of the course

This course will be of particular interest to you if you have aspirations to develop a professional career working in the field of residential property. The course is one of a suite of six Masters courses in the general fields of real estate and construction, and provides the academic foundation for suitably qualified undergraduates in non or semi cognate disciplines, who wish to pursue a career in the real estate and construction industries and professions, potentially as Chartered Surveyors. The course can be undertaken on full-time or part-time study bases, or in exceptional cases, a combination of the two.

Since the introduction of two courses in 2001, our suite of Masters courses in the field of real estate and construction progressively developed to become the suite of six that it is today. During this time our courses have been professionally recognised and accredited by the Royal Institution of Chartered Surveyors (RICS) and become well established and highly regarded by graduates, employers, and the surveying profession. Some of the key features and strengths of our courses are:

- Well established, strong reputation, and highly regarded by employers and industry.
- Academic, professional and employability skills of graduates developed through strong engagement and links with industry, and practice based activities, projects and simulations.
- Opportunity to integrate a short period of work experience within your course of study through completion of our innovative and popular "Internship" module.
- International and sustainability perspectives embedded within the curriculum.
- Opportunity to participate in UK and international practice and industry focused

residential field activities as part of your studies.

- Integrated design and structure of courses that facilitates course specific and cross course studies with a broader and diverse peer group, within a convenient, efficient and effective study programme.
- Highly supportive learning and study environment and community that supports students academically, professionally and personally.

The MSc Residential Property provides a partially common and partially differentiated course of study will facilitate your involvement with the other courses and study modes within the suite, as well as enabling specialisation in distinctive elements of the curricula. The design and structure of the suite provides some flexibility for cross study mode transfer (between full-time and part-time study modes), should your individual circumstances make this appropriate; opportunities for transfers between study courses are more restricted, but can be facilitated in some circumstances.

The MSc Residential Property, like each of the courses in the suite, provides broad based insights into the real estate and construction industries and professions. Through study of distinctive elements of the curricula, you will develop specialism and expertise in the more focused area of your chosen field of study. On graduation, you will be equipped with a blend of knowledge, understanding, skills and attributes that will enable you to pursue and develop your career in the real estate and construction industries and professions, with particular expertise within the field of residential property.

The general educational aims of the MSc in Residential Property, which are substantially in common with those of the wider suite of courses, are:

1. To provide an intellectually challenging and professionally relevant education at Level 7 underpinned by leading edge academic and professional expertise, for holders of first degrees in non or semi cognate disciplines or fields who wish to pursue careers in the real estate and construction industries and professions, and who may have aspirations to become Chartered Surveyors.
2. To enable you to develop your practical and theoretical knowledge and critical understanding of issues and subjects relevant to your chosen field of study; and your personal, interpersonal and professional skills and capabilities, including those of self-direction and self-management.
3. To produce graduates who meet the academic and professional expectations and standards of relevant professional bodies and potential employers within the real estate and construction industries and professions, and who are imbued with the target attributes for graduates of the Nottingham Trent University and the School

of Architecture, Design and the Built Environment.

If you wish to pursue a career within the residential arm of real estate, the MSc Residential Property (MSc Res Prop) will be of particular interest to you. The course focuses on residential agency, management, appraisal, investment and valuation, development, and housing policy. The course aims to facilitate the development of skills and abilities that will be necessary to pursue a professional career in residential property and for those seeking eventual chartered membership of RICS via a Residential pathway. Whilst the taught components of this course have similarity with those for the MSc IREI&F, the MSc RE, the MSc PD&P, and MSc CRE, the MSc Residential Property has definite emphasis on all aspects of Residential Consultancy and Agency. As a student on the course you will undertake a postgraduate dissertation/consultancy project or professional internship which specifically relates to residential property. If you wish to undertake a period of internship as part of the course the University will support you in your attempts to secure one, but cannot guarantee that one will be available to you; if you are unable to obtain a suitable internship then you will complete a dissertation/consultancy project instead. The course provides a suitable foundation for a professional career within the residential real estate business.

7. **Course outcomes**

Course outcomes describe what you should know and be able to do by the end of your course if you take advantage of the opportunities for learning that we provide.

Knowledge and understanding

By the end of the course you should be able to:

1. Critically explain the nature and workings of the real estate and/or construction industries, related legislation and law, and the roles, activities and skills of Chartered Surveyors and other key real estate and/or construction professionals, particularly those involved in Residential Property.
2. Apply knowledge, understanding and critical awareness of residential real estate issues, theoretical perspectives, conceptual frameworks and business ethics, and selectively draw upon appropriate professional skills and procedures, to produce proposals and solutions for the construction, development and management of complex residential real estate scenarios.
3. Advise on the structure and operation of the real estate and/or construction industries and how they contribute to the wider economy, the land use planning systems and the real estate development process, and the importance of sustainability; incorporate this understanding in the formulation of real estate and/or construction management plans and strategies.
4. Prepare and evaluate appraisals and valuations of real estate, undertake and advise on the acquisition, disposal and management of this physical and economic resource.
5. Critically explain the structure and character of the residential investment market and the motives and behaviour of the players within it.
6. Conduct research into residential real estate and/or construction issues, in a manner that reflects and takes account of knowledge and critical understanding of research paradigms, philosophies, styles, processes and methods; evaluate and appraise the outcomes of research in a logical manner, developing principles, knowledge and/or applications and innovations as appropriate.

If you do not complete the full course of studies, but achieve at least 120 credit points at level 7 and meet the specified course learning outcomes, and skills, qualities and attributes, you will be eligible for the award of a Postgraduate Diploma in Residential Property.

If you do not complete the full course of studies or achieve sufficient credit points of study to be awarded a Postgraduate Diploma, but achieve at least 60 credit points at level 7 and meet the specified learning outcomes, and skills, qualities and attributes, you will be eligible for the award of a Postgraduate Certificate in Real Estate and Construction.

NB: Postgraduate Diploma and Postgraduate Certificate awards are not accredited by the Royal Institution of Chartered Surveyors.

Skills, qualities and attributes

By the end of the course you should be able to:

1. Collect and integrate information and data from a variety of sources, analyse, evaluate and interpret complex factual information and issues in a systematic, critical and creative manner, and evaluate alternative processes/measures against relevant criteria; make logical recommendations based on analysis of the information and circumstances. (Analytical and numerical skills)
2. Identify and solve problems; generate new ideas, innovations and/or solutions for problem resolution where appropriate. (Problem-solving skills)
3. Communicate information, ideas and concepts effectively in clear, articulate fashion, utilising information technology and aids where appropriate. (Communication skills)
4. Utilise developed personal and interpersonal skills and competencies, and work constructively and cooperatively in teams, applying ethical and professional values to situations encountered. (Interpersonal and team working skills)
5. Undertake specialised and advanced research relevant to your programme and field(s) of study, and act autonomously in planning, organising and directing your personal academic and professional development. (Independent study skills)

8. Teaching and learning methods

A range of methods for teaching and learning are employed within the course; these include a balanced mix of contact and non-contact study time activities ranging from lectures and interactive seminars, student presentations, group based projects and exercises, and independent directed and self-directed study and research.

The following table shows the breakdown of module study time between the principal modes of learning and teaching activities:

Table 8.1: Module Study Time and Teaching Methods

Module	Level	Credit Points	Direct Contact Time	Non-Contact Hours	Total Hours
Construction and Planning	7	15	36	114	150
Real Estate Valuation and Appraisal	7	15	36	114	150
Law for Surveyors	7	15	36	114	150
Property and Construction Economics	7	15	36	114	150
Real Estate Management and Agency	7	15	36	114	150
Professional and Research Practice	7	15	36	114	150
Residential Consultancy	7	15	36	114	150
Residential Practice	7	15	36	114	150
Postgraduate Dissertation / Consultancy Project OR	7	60	16	584	600
Internship	7	60	16	584	600

Modules within the course are generally 'taught' modules with the exception of the Postgraduate Dissertation / Consultancy Project' and 'Internship' modules. Whilst all of the taught modules seek to encourage you to develop independent learning in an interactive, supportive and structured environment, the 'Internship' and 'Postgraduate Dissertation / Consultancy Project' modules place even greater emphasis on autonomous and independent learning. These two modules are instrumental in enabling you to develop, improve and demonstrate your abilities to undertake high quality research and critical analysis and reflection; although not 'taught', you will continue to receive academic supervision and guidance during the course of your research activities. As well as providing you with a foundation of research knowledge and skills to equip you to undertake the independent research component of the 'Postgraduate Dissertation / Consultancy Project' or 'Internship' modules, the 'Research and Professional Practice' and 'Internship' modules will enable you to embed, integrate and apply knowledge, understanding and skills developed during the course, through the completion of a complex industry focused assignment. This assignment will be based on a period of field activity which may be individual or group based, and involve an optional period of residential study away from the university, possibly overseas

9. **Assessment methods**

You will be assessed in a manner consistent with the aims, objectives and learning outcomes of the modules. The course utilises a variety of assessment methods to ensure that you will be able to demonstrate achievement of the course's knowledge and understanding learning outcomes and skills, qualities and attributes. All modules are assessed by completion of coursework which may be subdivided into separate sub elements and involve a variety of assessment coursework activities/types.

Coursework submissions may involve a range and variety of activities/tasks that may include some of the following: project work (individual and group based); independent written assignments and reports; work portfolios; research proposal and dissertation; oral presentations; and poster presentation. These forms of assessment are considered further below:

Project work: Group based project activity is undertaken to encourage and help develop your team working abilities, as well as enabling you to engage in challenging multidisciplinary activities, which otherwise might not be possible and achievable if undertaken individually.

Independent written assignments and reports: These will test your knowledge and understanding of specific topics and your ability to undertake research into topics, evaluate ideas and arguments, and communicate your views in written form. Work of this nature should command academic authority and therefore should be extensively

substantiated and referenced from literature/sources.

Supervised Online, Multiple Choice Tests: These tests allow us to assess your knowledge and competence in certain areas of your study in both a controlled and timed environment. They will provide you with immediate results which may allow you to promptly confirm your progress and/or review any areas of weakness.

Work portfolios: These may include a range of activities and materials that you produce during the course of the module and collate and present for formal assessment. You will find this type of assessment helpful in enhancing the level of ongoing and continuous engagement with learning activities during the course of the module.

Research proposal and dissertation/consultancy project: These will assess your ability to specify and plan a research inquiry, undertake a critical literature review, conduct research in an area of study relevant to the programme of study, and evaluate evidence and present findings.

Seen and unseen written and multiple-choice tests: These assess knowledge and understanding, skills, and problem solving abilities within the context of a time and resource constrained, and controlled environment. Students are expected to draw from previously studied material to undertake critical examination and review of topics and issues, as well as solve problems and formulate solutions. These assessments will usually be time and resource constrained and may include on-line and class based multiple choice tests.

Oral presentations: These will assess your knowledge of specific issues and topics as well as oral communication skills and abilities. Oral presentation is a vital skill for most professionals and you will be assessed on your ability to communicate cogently, accurately, and effectively using appropriate visual aids, as well as on your ability to answer questions with knowledge and authority.

Poster presentation: These will test your ability to synthesise arguments and present them in a highly condensed, accessible, pictorial form. Posters are used at academic conferences and are particularly appropriate (but not exclusively so) for the assessment of the research proposal, dissertation, and consultancy report.

Synoptic assessments: These are a form of assessment designed to test your understanding of connections between different elements of your course and are used in later stages of the course to assess integration, synthesis and application of key principles, theories, theme and skills.

Note: Whilst assessment will always involve a range of methods, the above list is indicative, and the actual mix/balance of assessment methods may vary from year to year.

10. **Course structure and curriculum**

The MSc Residential Property can be undertaken on a full-time basis over one calendar year, or on a part-time basis over two calendar years. The course learning outcomes

and curriculum for the two modes of study are the same regardless of the attendance mode. The standard start date for the course aligns with that for the suite of courses, and normally will coincide with that of undergraduate courses in late September or early October of each year; the teaching course will include breaks for public holidays, University closure days etc. Summaries of the course structures for each of the two attendance modes are provided in tables 10.1 and 10.2 below:

Table 10.1 – Course Structure (Full-time Mode – 1 Calendar Year)				
Module Title	Duration (Weeks)	Year of Delivery	Module Delivery - Timing (Programme Teaching Weeks)	Common or Shared module within Suite or Course Specific Module
Construction and Planning	15	1 st	1-15	Shared
Real Estate Valuation and Appraisal	15	1 st	1-15	Shared
Law for Surveyors	15	1 st	1-15	Shared
Property and Construction Economics	15	1 st	1-15	Common across suite
Real Estate Management and Agency	15	1 st	16-30	Shared
Professional and Research Practice	15	1 st	16-30	Common across suite
Residential Consultancy	15	1 st	16-30	Course Specific
Residential Practice	15	1 st	16-30	Course Specific
Postgraduate Dissertation / Consultancy Project OR	15	1 st	31-45	Common across suite
Internship	15	1 st	31-45	Common across suite

Table 10.2 – Course Structure (Part-time Mode – 2 Calendar Years)				
Module Title	Duration (Weeks)	Year of Delivery	Module Delivery - Timing (Programme Teaching Weeks)	Common or Shared module within Suite or Course Specific Module
Construction and Planning	15	1 st	1-15	Shared
Real Estate Valuation and Appraisal	15	1 st	1-15	Shared
Real Estate Management and Agency	15	1 st	16-30	Shared
Professional and Research Practice	15	1 st	16-30	Common across suite
Law for Surveyors	15	2 nd	1-15	Shared
Property and Construction Economics	15	2 nd	1-15	Common across suite
Residential Consultancy	15	2 nd	16-30	Course Specific
Residential Practice	15	2 nd	16-30	Course Specific
Postgraduate Dissertation / Consultancy Project OR	60	1 st & 2 nd	31-45 (Yr1) & 1-45 (Yr2)	Common across suite
Internship	60	1 st & 2 nd	31-45 (Yr1) & 1-45 (Yr2)	Common across suite

11. Admission to the course

Entry requirements.

To gain entry to the course you should normally have obtained an honours degree (or equivalent) in a non or semi cognate discipline (the minimum requirement for entry will usually be a 2/2 honours award, although a higher level of attainment may be required).

If you are a mature applicant with non-traditional qualifications, or do not meet the formal academic qualification requirement but have extensive, proven and substantiated experience in the real estate and/or construction industries which demonstrates appropriate knowledge and understanding, and personal and transferable skills to a level consistent with second class honours level achievement, your application may still be considered. If this applies to you then you will need to submit comprehensive details of your achievements together with evidence to substantiate the claims made; additionally this may involve the submission of a portfolio of work. An application of this nature will be considered under the University's provisions for the 'Accreditation of Prior Experiential Learning' (APEL).

In addition to meeting the minimum academic requirement outlined above, your application for admission to the course will be determined by reference to the following additional criteria, which you should address in the personal statement of your application:

- Understanding of the nature and challenges of a career in the real estate and construction industries and professions, with particular reference to residential property, demonstration of which might be supported by your contact with employers and periods of work experience.
- Interest, enthusiasm and motivation for the programme of study and a firm commitment to pursue a professional career in the real estate and/or construction industries and professions.
- Command of spoken and written English. A good command of spoken and written English is an essential requirement for study on the programme. If you are an overseas applicant from a country where English is not the first language of the country, you will be required to have gained a British Council International English Language Testing System (IELTS) certificate at grade 6.5 or above, or an equivalent award to an equivalent standard. Alternatively, successful completion of your first degree studied in the English language, or extensive periods spent in residence and/or in work in a country where English is the first language of the country, may be considered for equivalence to possession of formal English language qualification.

Please note that possession of the minimum entry qualifications does not guarantee admission to the course; higher levels of attainment may be required.

12. Support for learning

As a student at Nottingham Trent University you will have full access to Student Support Services. In addition, School based academic and pastoral support networks will provide you with support, guidance and advice on academic and personal issues.

The University's electronic learning platform, (NTU Online Workspace – NOW) will be used to support your academic studies on the programme, as well as providing an interface with the university intranet, library and e-mail services.

During the course of your study of 'taught modules' you will be able to consult with and discuss subject issues with members of the module teams.

During the research for and preparation of your postgraduate dissertation, consultancy project, or research report, you will be allocated a research supervisor who you will be able to consult and meet with to discuss your ideas, proposals and progress during the formative and developmental stages of your work.

If you elect to undertake the Internship module you will be supported by the College of Art, Architecture, Design and Humanities' Placement Office, as well as academic staff from the Internship module team when searching for and arranging your internship. However, it is your responsibility to secure an internship and the School of AD&BE does not guarantee their availability. During the Internship module (if you choose this option), you will be allocated an internship tutor who you will be able to consult and discuss your work and progress with; as previously indicated, this tutor will also act as your supervisor during the formative and developmental stages of enquiry and research that you will undertake as part of the assessment of this module.

13. Graduate destinations/employability

There are a wide range of career opportunities within the residential property sector, which successful study and completion of the course in residential real estate will prepare you for. Specifically this course will prepare you for a career following a 'residential pathway' throughout the real estate and construction business which is interdisciplinary in nature, requiring knowledge, understanding and application of the principles and practice of a diverse range of subjects. A career in this realm of the business might involve advising on issues and processes relating to the acquisition and/or disposal of residential property for either occupational or investment purposes, acting as an agent or broker, conducting appraisals and valuations, partaking in residential management either within a private or public environment, acting on behalf of either landlord or tenant, or advising on residential development. Furthermore, because of the interdisciplinary nature of the course and careers in real estate, you may find that you are not restricted in your specific career path, as opportunities in related areas of the real estate business, and in areas of business and commerce more

generally, may be available to you.

Employment opportunities in residential real estate exist at local, regional, national and international levels, with employers as diverse as private real estate and construction partnerships and companies, corporate organisations, public bodies, and international corporations and institutions.

The support and facilities of the University's Employment Team will be available to you if you require help, support and guidance in finding employment on graduation.

Whilst economic conditions affect the level of recruitment to the real estate and construction industries and professions, given the cyclical nature of real estate and construction activity, and the role that property plays in society, there are good career prospects for real estate and construction graduates.

14. **Course standards and quality**

The course is subject to, and fully complies with, the QAA and University's requirements in respect of course standards and quality; this involves:

1. The appointment of external examiners to the course.
2. Annual monitoring of the course and the production of an annual interim course report for the course.
3. Periodic review of the course.
4. Formation of a Course Committee covering the full suite of MSc programmes, which includes student representatives from the individual courses.

Additionally, the course will seek to ensure the accreditation by the Royal Institution of Chartered Surveyors (RICS) at the earliest opportunity, and thereafter comply with its requirements for continued professional recognition and accreditation.

The value of student feedback both during and on completion of studies is recognised by the Course Team as it helps in identifying issues/situations that might benefit from immediate responses and actions, as well as assisting in the longer term operation and strategic direction and development of the course. Student feedback will be collected formally and informally through a variety of mechanisms that will include formal and informal individual and group discussions, formal course committees, and module feedback questionnaires.

15. **Assessment regulations**

This course is subject to the University's Common Assessment Regulations (located in its [Academic Standards and Quality Handbook](#)). Any course specific assessment features are described below:

None

16.

Additional Information

Collaborative partner(s):
Course referenced to Quality Assurance Agency for Higher Education (QAA) Benchmark Statements:

None
Specific QAA Masters Benchmarks in Construction, Property and Surveying have yet to be established. In the absence of these, the undergraduate subject benchmark in Land, Construction, Real Estate and Surveying (2016), the postgraduate MastersMasters benchmark in Business and Management (2015) and the Characteristics Statement for MastersMasters Degrees (2015) have all been considered in the design of this course.

Course recognised by:
Date this course specification approved:

The course is also aligned with appropriate RICS APC Pathway competencies.
Royal Institution of Chartered Surveyors (RICS) (this is subject to approval)

Any additional information: