

## Nottingham Trent University Course Specification

<b>Basic Course Information</b>		
1.	Awarding Institution:	Nottingham Trent University.
2.	School/Campus:	School of Architecture, Design and the Built Environment. City Campus.
3.	Final Award, Course Title and Modes of Study:	Master of Science. MSc Property Development & Planning. 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 property development. This 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 Property Development and Planning provides a partially common and partially differentiated courses of study that will facilitate your involvement with the different 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 Property Development and Planning, 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 emphasis in the field of property development and planning.

The general educational aims of the MSc in Property Development and Planning, 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 Masters Level 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, specialising in the field of planning and development surveying.
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. Produce graduates imbued with a broad range of personal and professional attributes and competencies who meet the academic and professional expectations and standards of relevant professional bodies (particularly the Royal Institution of Chartered Surveyors – RICS - the targeted Professional, Statutory and Regulatory Body) and potential employers within the real estate business.

If you wish to pursue a career in the real estate development business, the MSc

Property Development and Planning (MSc PD&P) will be of particular interest to you. The course focuses on development and planning within the real estate context, facilitating the development of skills and abilities necessary as an advisor on these distinctive aspects of the real estate profession and for those seeking eventual chartered membership of the RICS via a development pathway. Whilst the taught components of this course have similarity with those for the MSc International Real Estate Investment and Finance (IREI&F), the MSc Real Estate (RE), the MSc Corporate Real Estate (CRE) and the MSc Residential Property (RP), the MSc Property Development and Planning (PD&P) has a stronger emphasis on the town planning process and procedure, real estate development practice, and the valuation and appraisal of land and property with development potential. As a student on the course you will undertake a postgraduate dissertation/consultancy project or professional internship which specifically relates to your chosen course in Property Development and Planning. 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 in the real estate business, with particular suitability for real estate development and planning.

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 property development and planning.
2. Apply knowledge, understanding and critical awareness of real estate and construction 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 real estate and construction 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, evaluate and advise on procedures and proposals relating to the planning and development of real estate assets, including applications, objections and appeals in relation to planning approval.
5. Critically explain the structure and character of the real estate development process, and the motives and behaviour of the players within it, and identify, evaluate, initiate and progress real estate development proposals.
6. Conduct research into 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 M and meet the specified course learning outcomes, and skills, qualities and attributes, you will be eligible for the award of a Postgraduate Diploma in Planning and Development.

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 M 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.

**Note:** 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 course 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:

<b>Table: Course Structure - Module Study Time and Teaching Methods</b>					
<b>Module</b>	<b>Level</b>	<b>Credit Points</b>	<b>Direct Contact Time</b>	<b>Non-Contact Hours</b>	<b>Total Hours</b>
Construction and Planning	Masters	15	36	114	150
Real Estate Valuation and Appraisal	Masters	15	36	114	150
Law for Surveyors	Masters	15	36	114	150
Property and Construction Economics	Masters	15	36	114	150
Planning Practice	Masters	15	36	114	150
Professional and Research Practice	Masters	15	36	114	150
Development Practice	Masters	15	36	114	150
Heritage and Conservation	Masters	15	36	114	150
Postgraduate Dissertation / Consultancy Project OR	Masters	60	16	584	600
Internship	Masters	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', '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 'Professional and Research Practice' module 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 coursework tasks covering a range of themes and involving a variety of activity.

Coursework assessments may involve a range and variety of activities/tasks which 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.

**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:** 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 course 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 Property Development and Planning 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 period 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: Course Structure (Full-time Mode – 1 Calendar Year)**

Module Title	Duration (Weeks)	Year of Delivery	Module Delivery - Timing (Course Teaching Weeks)	Common or Shared module within Suite or Course Specific Module
Construction and Planning	15	1 <sup>st</sup>	1-15	Shared
Real Estate Valuation and Appraisal	15	1 <sup>st</sup>	1-15	Shared
Law for Surveyors	15	1 <sup>st</sup>	1-15	Shared
Property and Construction Economics	15	1 <sup>st</sup>	1-15	Common across suite
Planning Practice	15	1 <sup>st</sup>	16-30	Course Specific
Professional and Research Practice	15	1 <sup>st</sup>	16-30	Common across suite
Development Practice	15	1 <sup>st</sup>	16-30	Course Specific
Heritage and Conservation	15	1 <sup>st</sup>	16-30	Shared
Postgraduate Dissertation / Consultancy Project (option)	15	1 <sup>st</sup>	31-45	Common option across suite
Internship (option)	15	1 <sup>st</sup>	31-45	Common option across suite

**Table: Course Structure (Part-time Mode – 2 Calendar Years)**

Module Title	Duration (Weeks)	Year of Delivery	Module Delivery - Timing (Course Teaching Weeks)	Common or Shared module within Suite or Course Specific Module
Construction and Planning	15	1 <sup>st</sup>	1-15	Shared
Real Estate Valuation and Appraisal	15	1 <sup>st</sup>	1-15	Shared
Planning Practice	15	1 <sup>st</sup>	16-30	Course Specific
Professional and Research Practice	15	1 <sup>st</sup>	16-30	Common across suite
Law for Surveyors	15	2 <sup>nd</sup>	1-15	Shared
Property and Construction Economics	15	2 <sup>nd</sup>	1-15	Common across suite
Development Practice	15	2 <sup>nd</sup>	16-30	Course Specific
Heritage and Conservation	15	2 <sup>nd</sup>	16-30	Shared
Postgraduate Dissertation / Consultancy Project (option)	60	1 <sup>st</sup> & 2 <sup>nd</sup>	31-45 (Yr1) & 1-45 (Yr2)	Common option across suite
Internship (option)	60	1 <sup>st</sup> & 2 <sup>nd</sup>	31-45 (Yr1) & 1-45 (Yr2)	Common option across suite

## 11. Admission to the course

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 the field of property development and planning, demonstration of which might be supported by your contact with employers and periods of work experience.
- Interest, enthusiasm and motivation for the course of study and a firm commitment to pursue a professional career in the construction and/or property 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 course. 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 course, as well as providing an interface with 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 in the real estate and construction industries and professions, which successful study and completion of the course in property development and planning will prepare you for. Specifically the course will prepare you for a career in the 'planning and development' side of 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 aspect of the business might involve advising on issues and processes relating to real estate acquisition, appraisal, disposal, finance, development, planning, and valuation for all kinds of real estate interests. Because of the interdisciplinary nature of the course and careers in real estate and construction, 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 real estate exist at local, regional, national and international levels, with employers as diverse as private property and construction partnerships and companies, corporate organisations, public bodies, and international corporations and institutions.

The support and facilities of the University's Employability 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 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 courses, which will include student representatives from the courses.

Additionally, the course will seek to comply with the requirements of the Royal Institution of Chartered Surveyors (RICS) and continuation of the long established professional recognition and accreditation of the course.

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):

None

Course referenced to national QAA Benchmark Statements:

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 Masters benchmark in Business and Management (2015) and the Characteristics Statement for Masters Degrees (2015) have all been considered in the design of this course.

Course recognised by:

The course is also aligned with appropriate RICS APC Pathway competencies.

Royal Institution of Chartered Surveyors (RICS)

Date implemented:

September 2018 (TBC)

Any additional information: