

Module Specification

Module Summary Information

1	Module Title	Legal Obligations in the Built Environment
2	Module Credits	20
3	Module Level	Level 4
4	Module Code	BNV4114

5	Module Overview
<p>This module is delivered to all HNC students in the built environment disciplines and provides you with the basic legal concepts and principles you will need throughout your professional career. The module introduces you to the different areas of law that are relevant to the construction industry throughout the development process. It covers the legal structure and processes of the English legal system and provides the essential foundation to the legal skills necessary for the provision of sound advice to your clients/colleagues later in your professional career.</p> <p>In particular, this module will focus on legal and regulatory frameworks which shape the design, development and management of buildings and places. You will explore the English legal system and how law is made, applying for planning approval to undertake construction activities and using building control regulations to evaluate building design and alterations. This will also include contract and tort law including nuisance, negligence and occupiers' liability, and the legal aspects of the sale and leasing process involved in the disposal of buildings.</p> <p>You will be presented with scenarios during this module and, with reference to existing statute and case law, you will be required to provide accurate, informed and professional advice to your client. This allows you to engage with the ideas and evidence in a real-life, practice-based way, providing an exciting opportunity to produce work as you would in practice.</p>	

6	Indicative Content
<p>The content of the module include the following key areas:</p> <p><u>The law of tort</u> This will cover the key requirements of tort law as applied to the built environment and include topics such as negligence, occupier's liability, nuisance and trespassing.</p> <p><u>contract law</u> This subject will cover the key requirements for setting up contracts in the building environment and how this is translated into construction contracts.</p> <p><u>Construction contracts</u> This section considers the common standard contract types used in the construction industry such as JCT and NEC contracts.</p> <p><u>Dispute resolution</u> The processes for dispute revolution including the main ADRs used in the construction industry will be covered under this topic.</p>	

Health and safety regulations

This topic covers the key requirements for safe operation of construction sites and adjoining structures including the requirements of CDM regulations.

Planning & Environmental law

This section covers the key requirements and processes for securing planning permissions for construction and alteration of buildings.

Building control regulations

This section covers the processes used to control the design of buildings.

Land law

This section covers the processes and requirements used to sell and lease land and buildings.

7		Module Learning Outcomes
On successful completion of the module, students will be able to:		
1	Describe and apply the legal and regulatory frameworks influencing design, development and management of buildings and places and the appropriate methods of dispute resolution when problems arise.	
2	Identify how the law of contract and land law are used to sell and lease land and buildings.	
3	Explain the causes and implications of various torts as they apply to your professional area.	
4	Discuss the requirements of health and safety in the design and construction of buildings.	
5	Demonstrate professional verbal communication skills.	

8		Module Assessment		
Learning Outcome	Coursework	Exam	In-Person	
1-4	X			
5			X	

9 Breakdown Learning and Teaching Activities	
Learning Activities	Hours
Scheduled Learning (SL) includes lectures, practical classes and workshops, peer group learning, Graduate+, as specified in timetable	48
Directed Learning (DL) includes placements, work-based learning, external visits, on-line activity, Graduate+, peer learning, as directed on VLE	60
Private Study (PS) includes preparation for exams	92
Total Study Hours:	200