

**BSc Investment and Finance in Property  
For students entering Part 1 in 2008/9**

**UCAS code: N380**

Awarding Institution:	University of Reading
Teaching Institution:	University of Reading
Relevant QAA subject Benchmarking group(s):	
Faculty:	Henley Business School at Univ of Reading
Programme length:	3 years
Date of specification:	18/Aug/2010
Programme Director:	Mr Roger Gibbard
Programme Advisor:	
Board of Studies:	UG Programmes in Real Estate and Planning
Accreditation:	Royal Institution of Chartered Surveyors

**Summary of programme aims**

The BSc programme is a blend of academic rigour and applied practical analysis. It aims to provide students with a sound financial and management education to enable them to develop careers either as Chartered Surveyors or outside the property profession; to enable students to engage confidently in the commercial property and other assets markets; to emphasis the value of inter-disciplinary working; to provide students with a structured but flexible learning framework; and to ensure that the skill areas covered by the programme are applicable to a range of occupational and professional needs.

**Transferable skills**

During the course of their studies at Reading, all students will be expected to enhance their academic and personal transferable skills in line with the University's Strategy for Learning and Teaching. In following this programme, students will have had the opportunity to develop such skills, in particular relating to communication, interpersonal skills, learning skills, numeracy, self-management, use of IT and problem-solving and will have been encouraged to further develop and enhance the full set of skills through a variety of opportunities available outside their curriculum.

The Investment and Finance in Property programme is designed to ensure that students progressively develop these transferable skills throughout their studies, in parallel, and integrated, with acquiring more specialist knowledge, understanding and skills.

**Programme content**

The Degree is divided into three parts. Part 1 of the programme covers the fundamental principles of the relevant core subjects including economics, law, planning, investment appraisal, management and finance, and building. Part 2 builds on these modules with greater emphasis on their application to the property industry. By the end of Part 2 all students have covered the required core material which is developed and expanded through a package of compulsory modules at Part 3 focussing on investment and finance in property, and totalling 100 credits. In Part 3, students have some flexibility and choice. Students must choose additional modules to make 120 credits in Part 3.

The programme is taught in parallel with the BSc Real Estate and students on the Investment and Finance in Property programme may choose to transfer to the more flexible Real Estate programme at various stages during their studies.

The following profile lists the modules which must be taken at Parts 1, 2 and 3 of the programme (the compulsory parts), together with the modules normally available in Part 3 of the programme from which a student must make a selection. The number of credits for each module is shown after its title.

**Part 1 (three terms)**

*Compulsory modules*

EC104	Economics For Managers	20	C
LW101F	Introduction to Property Law	10	C
LW1A05	General Introduction to Law	10	C
RE1IAP	Investment Appraisal	20	C
RE1IM	Introduction to Management	10	C
RE1PLP	Planning Policy	20	C
RE1RESS	Real Estate Study Skills	20	C

RE1UB	Understanding Buildings	10	C
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## Part 2 (three terms)

### *Compulsory modules*

LW210F	Applied Property Law	20	5
RE2BAT	Business Accounting and Taxation	10	5
RE2FMP	Forecasting and Marketing for Property	10	5
RE2IMA	Information Management and Analysis	10	5
RE2PI	Planning Implementation	20	5
RE2PIE	Property Investment Economics	20	5
RE2PV	Property Valuation	20	5
RE2SPP	Studies in Property and Planning	10	5

## Part 3 (three terms)

### *Compulsory modules*

RE3DMU	Decision Making & Uncertainty	10	6
RE3FM	Finance & Markets	20	6
RE3IFI	Investment & Finance Integrated Examination	10	6
RE3IFP	Investment & Finance Projects	20	6
RE3ISM	Investment Strategy & Management	20	6
RE3PDF	Property Development Finance	10	6
RE3PIA	Property Investment Appraisal	10	6

Optional modules available in Part 3

Students must choose option modules to make a total value of 120 credits at Part 3. A complete list of option modules will be distributed to students during the Autumn term of Part 2.

There is no guarantee that in any one year all modules will be available. New option modules may also be added.

### **Progression requirements**

To proceed from Part 1 to Part 2 of the BSc Investment and Finance in Property degree a student must:

achieve an overall weighted average of at least 40% across all Part 1 modules totalling 120 credits;

obtain a mark of at least 40% in modules totalling at least 100 credits; and

achieve a mark of not less than 35% in modules totalling not more than 20 credits.

Marks below 35% in Part 1 modules will not be condoned.

To proceed from Part 2 to Part 3 of the BSc Investment and Finance in Property degree a student must:

achieve an overall weighted average of at least 40% across all Part 2 modules totalling 120 credits;

obtain a mark of at least 40% in modules totalling at least 100 credits; and

achieve a mark of not less than 35% in modules totalling not more than 20 credits.

Marks below 35% in Part 2 modules will not be condoned.

### **Summary of teaching and assessment**

Teaching is organised in modules that, at both Parts 1 and 2, typically involved lectures and tutorials of up to fifteen students. These tutorial classes encourage students to examine the material covered in the lectures and discuss and debate relevant issues. Parts 1 and 2 comprise foundation studies, preparing students for specialist studies at Part 3, and modules are assessed by a mixture of coursework and formal examination. As the programme becomes more specialised, the nature of the teaching also changes. In Part 3, site visits, case studies, guest lectures and project work all play an important part in the learning process.

A wide variety of assessment methods is used throughout the programme, including unseen written examinations, essays and projects, and videos of group presentations.

Part 2 contributes 33% of the overall assessment of the degree and Part 3 comprises 67%.

To be eligible for the award of an Honours degree, a student must:

achieve an overall weighted average of 40% across all modules in Part 3; and  
obtain a mark of at least 40% in Part 3 modules totalling at least 80 credits.

To be eligible for the award of a Pass degree, a student must:

achieve an overall weighted average of 40% across all modules in Part 3; and  
obtain a mark of at least 35% in Part 3 modules totalling at least 80 credits.

### **Admission requirements**

Entrants to this programme are normally required to have obtained:

Grade B or better in English in GCSE; Grade B or better in Maths in GCSE; and achieved

UCAS Tariff: 340 points from 3 A-Levels or 370 points from 3 A-Levels plus one AS level. Subjects and levels:

There are no required subjects although Economics, Geography, Business Studies or Mathematics are all relevant.

International Baccalaureate: 34 points

Irish Leaving Certificate: AABBB

The above requirements are subject to continual review and are intended as a guide only. Please see our website or contact the Admissions Tutor for up-to date details.

**Admissions Tutor:** Roger Gibbard/Cathy Hughes

### **Support for students and their learning**

University support for students and their learning falls into two categories. Learning support includes IT Services, which has several hundred computers, and the University Library, which across its three sites holds over a million volumes, subscribes to around 4,000 current periodicals, has a range of electronic sources of information and houses the Student Access to Independent Learning (S@il) computer-based teaching and learning facilities. There are language laboratory facilities both for those students studying on a language degree and for those taking modules offered by the Institution-wide Language Programme. Student guidance and welfare support is provided by Personal Tutors, School Senior Tutors, the Students' Union, the Medical Practice and the Student Services Directorate. The Student Services Directorate is housed in the Carrington Building and includes the Careers Advisory Service, the Disability Advisory Service, Accommodation Advisory Team, Student Financial Support, Counselling and Study Advisors. Student Services has a Helpdesk available for enquiries made in person or online ([www.risisweb.reading.ac.uk](http://www.risisweb.reading.ac.uk)), or by calling the central enquiry number on (0118) 378 5555. Students can get key information and guidance from the team of Helpdesk Advisers, or make an appointment with a specialist adviser; Student Services also offer drop-in sessions on everything from accommodation to finance. The Carrington Building is open between 8:30 and 17:30 Monday to Thursday (17:00 Friday and during vacation periods). Further information can be found in the Student website ([www.reading.ac.uk/student](http://www.reading.ac.uk/student)).

The School's Resource Centre contains a variety of information sources relevant to Real Estate-related programmes. It has a wide-ranging reference collection of textbooks, journals, property company reports and planning documents, which complements the material held in the Main University Library. The Resource Centre also holds the Barbour Index microfiche files for Planning and Property Management, and a link to the on-line FOCUS databases provided by Property Intelligence plc. The School has significant computer facilities for the sole use of its staff and students.

### **Career prospects**

Our students have been regularly employed by the largest and most prestigious firms of surveyors including: Jones Lang LaSalle, DTZ, Weatheralls, Cushman & Wakefield, Drivers Jonas, King Sturge, Knight Frank, Savills, and CB Richard Ellis.

Graduates have also found employment with development companies (Slough Estates, Taylor Woodrow, Keir Property, Trafalgar House), management consultants (PricewaterhouseCoopers), insurance companies (Legal & General Investment Management), voluntary sector organisations (Gloucester Rural Community Council) and the private sector (Wolverhampton & Dudley Breweries plc). Traditionally our students have had little difficulty in securing employment the vast majority of graduates securing jobs or being accepted for further study within three months of the end of their programme.

### **Opportunities for study abroad or for placements**

Due to the need to meet the requirements of professional accreditation, students cannot study abroad, as part of their degree. Students may be permitted to undertake a Socrates or other study visit as part of an approved 'gap' year between Part 2 and Part 3 of the programme.

### **Programme Outcomes**

The programme provides opportunities for students to develop and demonstrate knowledge, understanding, skills, qualities and other attributes in the following areas:

#### **Knowledge and Understanding**

##### **A. Knowledge and understanding of:**

1. The attributes and dimensions of property - physical, financial, functional and legal
2. The nature, role and structure of the property industry and the key players - planning, development, law, property markets, occupiers, investors and services
3. The environment and the economy - public policy, environmental policy, economic trends and policy, technological change and social change
4. The concepts and principles of construction, economics, finance, valuation, investment, management, law and planning and their application to property and related assets
5. The specialist study of property investment and finance

##### **Teaching/learning methods and strategies**

Acquisition of knowledge of fields 1 - 3 is promoted across the programme through lectures, tutorials, seminars, practicals, workshops, case studies, role-play exercises, IT-based exercises, site visits, guest lectures, other project-based assignments, and through individual consultation with academic staff and personal tutors. Part 1 of the programme focuses on developing students' understanding of the general principles the subject areas in field 4 and Part 2 concentrates on the application of these subject areas to property and land. Part 3, enables students to deepen their understanding of property and finance with greater opportunities for self-directed learning through problem-solving and the examination of real world property problems.

##### *Assessment*

Assessment in Part 1 is based on elements of coursework, class tests and unseen formal examinations. Modules at Part 2 are assessed in a similar way. At Part 3 the full range of assessment methods are used including essays, unseen examination papers, multiple-choice examination papers, projects, presentations, reports and, subject to students' choice of options, specialist exercises (IT-based, design-based, marketing-oriented).

#### **Skills and other attributes**

##### **B. Intellectual skills - able to:**

1. Integrate theory and practice
2. Collect and synthesise information / data from a variety of sources
3. Analyse and interpret
4. Think logically and critically
5. Define, solve and/or advise on problems
6. Select and apply appropriate techniques of analysis, appraisal and valuation
7. Plan, execute and write a report in response to a

##### **Teaching/learning methods and strategies**

These skills are developed through lectures, tutorials, seminars, practicals, workshops, case studies, role-play exercises, IT-based exercises, site visits, guest lectures, other project-based assignments, and through individual consultation with academic staff and personal tutors. The programme is designed to progressively develop students' intellectual skills.

specific 'client' brief

8. Adapt and apply knowledge and skills in a changing professional environment and to other fields

### **C. Practical skills - *able to*:**

1. Locate information sources and select, assemble and present information in a variety of contexts
2. Collect, record, analyse and present statistical material
3. Value a range of property and property-related assets using a variety of appraisal approaches and techniques, including the application of financial mathematics
4. Use forecasting techniques
5. Read and interpret standard company accounts
6. Write a 'plain-English' report
7. Write an effective CV

### **D. Transferable skills - *able to*:**

1. Communicate effectively by oral and written means (also graphically subject to choice of option modules)
2. Numerical skills including data collection and interpretation
3. Problem solving skills
4. Time / task management and team working skills
5. Competent use of information technology including some specialist software packages
6. Business awareness
7. Information handling
8. Autonomous learning - be able to undertake self-directed study
9. Career management skills

### *Assessment*

Intellectual skills are assessed through a wide variety of approaches including essays, unseen examination papers, open book examinations, group projects, specialist exercises, presentations, tutorial and seminar papers, and reports.

### **Teaching/learning methods and strategies**

In Part 1, the aim of the Real Estate Study Skills module is to develop, in stages, a range of fundamental skills to help students make the transition from school, to university and on to work: these include skills 1, 2, and preparatory work on 7. This module is supported by a mixture of short lecture series and tutorials, workshops and/or practicals. Similarly, modules including Investment Appraisal (Part 1), Applied Valuation (Part 2), and other package-specific modules in Part 3, address skill 3. In Part 2, Information Management and Analysis and Studies in Property and Planning apply and extends into more specialised context the skills developed in Real Estate Study Skills at Part 1 and in other modules. Business Accounting and Taxation and Forecasting and Marketing for Property (Part 2) address skills 4 and 5 through lectures, tutorials and seminars. Many modules, for example, Real Estate Study Skills (Part 1) and both Planning Implementation and Forecasting and Marketing for Property (Part 2) guide students to write in plain-English - skill 6. In Part 3, projects and other coursework emphasise skills 1-6 subject to the student's choice of specialist package. All students complete a short CAS/CMS course on Effective (job) Applications

### *Assessment*

Skills 1 - 7 are primarily assessed through coursework, in the form of essays and/or practical projects. Skills 3 and 5 are also assessed through unseen written examinations

### **Teaching/learning methods and strategies**

The teaching and acquisition of these transferable skills is firmly embedded in the programme. For example, both written and oral communication is stressed in most modules and is a feature of all. Real Estate Study Skills (Part 1), Information Management and Analysis (Part 2) and package-specific Project modules in Part 3 particularly stress the acquisition and personal development of a wide range of transferable skills. A business and career-oriented culture permeates the programme fed by, inter alia, module content and the intended learning outcomes, staff (and student) links with practice, lectures by visiting practitioners, site visits, the analysis of market activity and events, and near-market projects, notably in Part 3. The programme's strategy on career management incorporates the use

of the University Careers Advisory Service's Effective (job) Applications package incorporating a taught session, on-line learning material and assignments, timetabled to prepare students for the usual cycle of career presentations, applications and interviews.

*Assessment*

As a result of this 'pervasive' approach to transferable skills, students' performance is assessed across the full range of skills throughout the programme on a module-by-module basis through coursework including practical projects when feedback is provided. Skills 1, 6 and 8 are also assessed in Part 3 through examinations.

**Please note - This specification provides a concise summary of the main features of the programme and the learning outcomes that a typical student might reasonably be expected to achieve and demonstrate if he/she takes full advantage of the learning opportunities that are provided. More detailed information on the learning outcomes, content and teaching, learning and assessment methods of each module can be found in the module description and in the programme handbook. The University reserves the right to modify this specification in unforeseen circumstances, or where the process of academic development and feedback from students, quality assurance process or external sources, such as professional bodies, requires a change to be made. In such circumstances, a revised specification will be issued.**