

## Liverpool John Moores University

Title: PROPERTY LAW  
Status: Definitive  
Code: **5531BEKL** (123412)  
Version Start Date: 01-08-2021

Owning School/Faculty: Civil Engineering and Built Environment  
Teaching School/Faculty: Imperia College

Team	Leader
Emma Mulliner	Y

**Academic Level:** FHEQ5  
**Credit Value:** 20  
**Total Delivered Hours:** 72  
**Total Learning Hours:** 200  
**Private Study:** 128

### Delivery Options

Course typically offered: Runs Twice - S1 & S2

Component	Contact Hours
Lecture	42
Workshop	28

**Grading Basis:** 40 %

### Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Essay	AS1	Dilapidations Assignment	50	
Exam	AS2	Property Law Closed Book Examination	50	2

### Aims

*The module aims to provide students with knowledge and understanding of the fundamental legal principles and statutory rules relating to Landlord and Tenant law and Dilapidations*

### Learning Outcomes

After completing the module the student should be able to:

- 1 Explain the scope of repairing covenants and the legal principles underpinning dilapidations claims
- 2 Critically assess and provide appropriate advice on dilapidations matters, having regard for relevant legislation and case law where appropriate
- 3 Explain and evaluate the way in which statute and regulation protects the occupation of tenants of residential and business premises
- 4 Examine and analyse legal issues and principles and provide reasoned solutions to practical landlord and tenant scenarios

### **Learning Outcomes of Assessments**

The assessment item list is assessed via the learning outcomes listed:

Assignment	1	2
Exam	3	4

### **Outline Syllabus**

- *Nature of the leases and distinction from licences*
- *Creation and termination of leases*
- *Principal lease covenants (express, implied and statutory)*
- *The key concepts of dilapidations law*
- *Interpretation leases in term of repairing, reinstatement and yielding up covenants*
- *RICS Rules, Guidance and Procedures*
- *Rent reviews*
- *Assignment, subletting and alterations*
- *Remedies for breach of lease covenants*
- *Statutory protection of business and residential tenants*

### **Learning Activities**

The lectures will set out and examine the key principles of a certain part of the law. Lectures will be supported with tutorials/workshops designed to help students reinforce these principles and apply them to given problems.

### **Notes**

Provides students with knowledge and understanding of the fundamental legal principles and statutory rules relating to Landlord and Tenant law and Dilapidations