

## Liverpool John Moores University

Title: DEVELOPMENT AND REGENERATION  
Status: Definitive  
Code: **6020BEUG** (102800)  
Version Start Date: 01-08-2011

Owning School/Faculty: Built Environment  
Teaching School/Faculty: Built Environment

Team	Leader
Vida Maliene	Y

**Academic Level:** FHEQ6  
**Credit Value:** 24.00  
**Total Delivered Hours:** 75.00  
**Total Learning Hours:** 240  
**Private Study:** 165

### Delivery Options

Course typically offered: Standard Year Long

Component	Contact Hours
Lecture	48.000
Seminar	12.000
Tutorial	12.000

**Grading Basis:** 40 %

### Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Exam	AS1	Choice of questions	50.0	3.00
Report	AS2	Assignment on development	25.0	
Presentation	AS3	Assignment on regeneration	25.0	

### Aims

*To promote an in-depth study of the property development process with particular emphasis on appraisal techniques.*

*To enhance student's applied knowledge and critical understanding of urban regeneration in Britain and Europe.*

## Learning Outcomes

After completing the module the student should be able to:

- 1 Address issues of timing, and comprehensively evaluate a wide range of property development opportunities using suitable appraisal techniques to establish land value/financial viability, analysing input variables for sensitivity.
- 2 Distinguish between direct and corporate funding arrangements and evaluate common sources of development finance.
- 3 Critically analyse theoretical issues in urban regeneration.
- 4 Critically analyse and debate contemporary policies and professional practice with regard to aspects of urban regeneration in Britain and Europe.

## Learning Outcomes of Assessments

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

EXAM	1	2	3	4
REPORT	1	2		
PRESENTATION	3	4		

## Outline Syllabus

*Development: market research & demand assessment: site assembly & acquisition: residual method/residual with projected costs & rents/development yield: net present value method: comparison/applications; net present value (NPV)/net terminal value (NTV)/period-by-period (P-by-P)/internal rate of return (IRR): sensitivity analysis/probability analysis & simulation: ground leases/ground rent calculations: disposal; letting/investment sale/re-financing: essentials of development finance; financial background/direct funding: further aspects of development finance; indirect funding/debt capital & equity capital/modern debt instruments.*

*Regeneration: Urban governance and urban regeneration; urban policies on regeneration and Urban Regeneration agencies in Britain; Analysis of urban regeneration case studies. Urban regeneration in Europe: common trends and alternative solutions.*

## Learning Activities

Lectures, tutorials, student-led seminars, guided reading.

## References

<b>Course Material</b>	Book
<b>Author</b>	Ratcliffe, J., Stubbs, M., & Shepherd, M.
<b>Publishing Year</b>	2004

<b>Title</b>	Urban Planning and Real Estate Development.
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	E & FN Spon
<b>ISBN</b>	0415272629.

<b>Course Material</b>	Book
<b>Author</b>	Baum, A
<b>Publishing Year</b>	2001
<b>Title</b>	Freeman's Guide to Property Finance.
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Freeman PLC
<b>ISBN</b>	0953840476.

<b>Course Material</b>	Book
<b>Author</b>	Cadman, D. & Topping, R.
<b>Publishing Year</b>	1996
<b>Title</b>	Property Development: Appraisal and Finance.
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	MacMillan.
<b>ISBN</b>	0333646908.

<b>Course Material</b>	Book
<b>Author</b>	Evans,R.
<b>Publishing Year</b>	1997
<b>Title</b>	Regenerating Town Centres.
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Manchester University Press.
<b>ISBN</b>	

<b>Course Material</b>	Book
<b>Author</b>	Couch, C.
<b>Publishing Year</b>	2003
<b>Title</b>	Urban Regeneration in Europe.
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Blackwell Science.
<b>ISBN</b>	0632058412.

<b>Course Material</b>	Book
<b>Author</b>	Mangen, S.P.
<b>Publishing Year</b>	2004
<b>Title</b>	Social exclusion and inner city Europe: regulating urban regeneration.

<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Palgrave Macmillan.
<b>ISBN</b>	1403905673.

<b>Course Material</b>	Book
<b>Author</b>	Farnell, R.
<b>Publishing Year</b>	2003
<b>Title</b>	Faith in urban regeneration?: engaging faith communities in urban regeneration.
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Policy Press.
<b>ISBN</b>	186134516X.

<b>Course Material</b>	Book
<b>Author</b>	Davies, J.S.
<b>Publishing Year</b>	2001
<b>Title</b>	Partnerships and regimes: the politics of urban regeneration in the UK.
<b>Subtitle</b>	
<b>Edition</b>	
<b>Publisher</b>	Ashgate.
<b>ISBN</b>	0754616819.

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## Notes

The module offers a comprehensive investigation of the property development process with particular emphasis on quantitative appraisal techniques and short/long-term direct and indirect funding arrangements. The module also develops in students advanced levels of knowledge and critical understanding in aspects of urban regeneration in Britain and Europe.