



## **Fostering the implementation of the Sustainable Development Goals in land, construction, real estate and infrastructure**

RICS UN Global Compact Communication  
on Engagement Report

Reporting period: February 2016 – February 2018



# Table of contents

<b>About RICS</b> .....	3
<b>Foreword by CEO</b> .....	4
<b>The Sustainable Development Goals (SDGs)</b> .....	5
<b>1. Partnering – the way forward for implementing the SDGs:</b>	
<b>Goal 17</b> .....	6
<b>2. Strengthening the business case for action on the SDGs:</b>	
<b>Goal 9</b> .....	9
<b>3. Building sectoral capacity and knowledge for the SDGs:</b>	
<b>Goal 4</b> .....	11
<b>4. The human factor – moving people into focus:</b>	
<b>Goals 5, 8 and 10</b> .....	15

RICS has been a participant of the UN Global Compact since 2010 and is also member of the UK and Singapore Local Networks. This Communication on Engagement highlights our organisation’s activities undertaken between February 2016 and February 2018.





# About RICS

From the land that sustains us to the homes we live in; minerals in the ground to intangible brand assets, virtually everything that makes up the fabric of our lives is, at some point, measured or valued through one of the many surveying disciplines. The art of surveying is the art of turning everything into numbers – the numbers that keep businesses running, cities functioning, economies working, our whole world turning. As the global independent body that safeguards the integrity of this work, RICS is tasked with a great responsibility. Over two-thirds of the world's wealth is bound up in land and real estate. Our sector is a dominant economic force for our planet and plays a pivotal role in supporting sustainable investment and growth around the globe. It is also right at the heart of life. We depend on the land for our food and shelter. We live, work and socialise in buildings. We rely on infrastructure for our everyday needs and activities.

Our mission at RICS is broadly two-fold:

- To underpin the calibre of our profession by pioneering the highest standards, and
- To shape the future of our sector by turning the best vision into best practice.

We strongly believe that for an organisation working in the built environment, it is important to 'walk the talk' in the way we run our own buildings and operations. We are fully committed to understanding and reducing our carbon footprint.

Achievements associated with our carbon management during the 2016-17 financial year include:

- An 8% reduction in total carbon emissions from the previous financial year
- Successful ongoing accredited certification of our Energy Management System to the ISO 50001:2011 standard
- A 12% decrease in carbon emissions for our headquarters at Parliament Square from 2013-14 to 2016-17 despite a 95% increase of staff numbers for the same period
- A 28% decrease in carbon emissions for our Parliament Square building from 2012-13 to 2016-17 despite a 30% increase of external and internal event attendees for the same period
- A decrease of 11% in business travel and waste from the previous year – a direct long-term result of a reduction of RICS business travel, especially air travel.

We are particularly pleased that we have been successful in 'remote' ISO 50001 certification auditing the RICS office in New York from the UK through our certification body, Exova BMTTrada, via video audit evidence produced by the local office and video conferencing. Going forward, we will extend this approach to other offices that are not feasible to visit.

## Contact:

Ursula Hartenberger  
RICS Global Head of Sustainability  
[uhartenberger@rics.org](mailto:uhartenberger@rics.org)

# Foreword by CEO

This Communication on Engagement report, which underlines our continued commitment to the Ten Principles of the UN Global Compact and wider UN goals comes at a very special time for RICS.

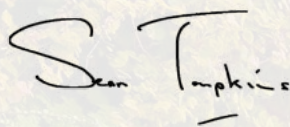
2018 marks the 150th anniversary of RICS – 150 years during which the surveying profession has made a significant and positive impact on society in land, construction, real estate and infrastructure.

During the SDG Business Forum at the 2016 High Level Political Forum in New York, I emphasised to both business leaders and government representatives the role our sector can play in achieving the UN Sustainable Development Goals. For me, the SDGs provide a pathway for the way we do business – laying out where the industry and the organisations within it collectively need to go and importantly, how to get there.

For the 2016-2018 reporting period, we decided to structure our report around five core themes that we believe are crucial for delivering the 2030 agenda: partnerships (Goal 17), strengthening the business case for action (Goal 9), capacity and knowledge building (Goal 4), fostering diversity, equality in the workplace (Goals 5, 8 and 10) and finally, fighting corruption (Goal 16). Given the interlinked nature of the SDGs, each of these five main themes in turn cover a number of individual work streams that touch upon a much wider list of SDGs.

The projects highlighted in this report represent only a snapshot of the many activities RICS and the profession are engaged in to support and accelerate the implementation of the SDGs within the built and natural environment.

As we move forward into our 150th year, I look forward to building on what has been achieved to date as well as to continuing to explore and innovate ideas that offer up new solutions for the world's big questions and challenges.



**Sean Tompkins**  
Chief Executive Officer, RICS



# The Sustainable Development Goals (SDGs)

## THE GLOBAL GOALS For Sustainable Development



**In September 2015, all 193 Member States of the United Nations adopted a plan for achieving a better future for all – laying out a path over the next 15 years to end extreme poverty, fight inequality and injustice, and protect our planet. At the heart of “Agenda 2030” are 17 Sustainable Development Goals (SDGs) and 169 related targets that address the most important economic, social, environmental and governance challenges of our time. The SDGs clearly define the world we want – applying to all nations and leaving no one behind.**

Companies can also play a significant role in meeting the ambitious targets of the SDGs.

While the scale and scope of the global goals is unprecedented, the fundamental ways that business can contribute remain unchanged. The UN Global Compact asks companies to first do business responsibly by making the Ten Principles an integral part of their daily business decision-making and operations and then pursue opportunities to solve societal challenges through business innovation and collaboration – both important contributions to the SDGs.



# 1. Partnering – the way forward for implementing the SDGs: Goal 17

Partnership and cooperation are crucial for implementing the Sustainable Development Goals.

Goal 17 is deeply interlinked with all other SDGs. Unlike the other SDGs which cover specific issues, Goal 17 is cross-cutting and as such plays a central role in achieving the other 16 Goals.

It is only by joining forces and forging partnerships that leverage the core competencies and synergies of all partners that the ambitions laid out in the SDGs can become a reality.

In the spirit of Goal 17, RICS is engaged in a number of global, cross-professional and cross-sectoral partnerships and collaborations for which the initiatives listed below represent examples from the past two years.

## Setting global standards for land: International Land Measurement Standards (ILMS)

Covers SDGs:



### Current challenges

Land issues are enshrined in the UN–Habitat III New Urban Agenda as well as the Sustainable Development Goals. According to the World Bank, 70% of land and property in the developing world is unregistered and sits outside formal markets, while in Africa 90% of residential and commercial property is without title. Responsible governance of land is also at the core of resource management and the sustainable extractive industries.

Land transfer and related tenure security issues have arisen during fragmented, rapid urbanisation and the large-scale acquisition of land for infrastructure development, although land grabbing for agricultural investment is as important. There is an urgent need for standards as nations develop, incomes improve, pressure on scarce resources increases and competition for foreign direct investment becomes fierce.

### Fair exchange as a way out of poverty

If there is no clear and equitable means for transferring land that protects the rights of both the seller and the investor, then costs will increase, conflict and legal challenges will escalate and projects will either overrun or not happen at all.

Statistics suggest that providing the world's poor with titles for their land, homes and unregistered businesses would unlock \$9.3tr in assets, by letting them use these as security to borrow money and start new businesses.

### Combating loopholes for corruption

It is a well-known fact that land and property transfer and governance are ripe for abuse and corruption, as Transparency International has highlighted.

The opaque nature of land administration and decision-making mechanisms exacerbates corruption, from the petty, as citizens try to undertake transactions, to the illegal sale or lease of state land by public officials. Lack of transparency can mean increased difficulty in releasing the value of the land as an asset and a lack of awareness of land policies and legal frameworks, which both undermine land tenure security and stoke conflict and social unrest.

### Setting standards for land

Since 2013, RICS has been working with more than 100 other professional and standards-setting organisations to develop high-level International Standards for property and construction measurement (IPMS / ICMS) and ethics (IES). These standards are then implemented by each organisation through its own professional guidelines.

International standards coalitions are all essentially trying to do the same thing – remove risks in the transfer and investment information processes for land, property and construction – by agreeing and implementing high-level, principled standards.

Land is no different, except that it is more political and the potential for conflict can be high: land is central to human geography, identity, history and nationality, with all of the complex issues that these can entail.

This is why the global land profession has come together to create a coalition that will develop International Land Measurement Standards (ILMS). The ILMS Coalition was launched at the UN Food and Agriculture Organization (FAO)'s Rome headquarters in June 2016, and has now set up an ILMS Standards Setting Committee (SSC) of nominated land experts.

The SSC intends the ILMS to serve as the minimum requirements for securing legal rights to land and enabling efficient, secure transfer and transaction of land and property rights. The coalition has agreed that ILMS will offer strong, principled standards in the public interest, focusing on key land information to make the process of transaction easier and less risky while strengthening land rights, tenure security, investment, government revenue, economic development and transparency.

## Towards a low carbon trajectory: Working with the Global Alliance for Buildings and Construction (GABC)

Covers SDGs:



As a founding partner of the UN Environment-led Global Alliance for Buildings and Construction (GABC), which gathers countries, cities and public and private organisations of the building sector value chain to scale up climate actions in the sector, RICS has played a key role within the initiative since the launch of the initiative at the first ever Buildings Day at COP21 in Paris. In the light of our expertise on measurement and standards, we were given the role of co-chair for running an expert working group on measurement, data and accountability in April 2016 and are also a member of the Alliance's Interim Steering Committee.

RICS helped to ensure that the buildings sector continued to enjoy high levels of visibility at COP22 in Marrakech and at COP23 in Bonn where we hosted a special session



on the importance of data collection and management for reaching climate targets as part of the Alliance's Building

Action Symposium. Recommendations from the session were presented to governments and stakeholders on Human Settlements Day and form the basis for the working group's future work programme.

## Fostering sustainable production and consumption patterns: Facilitating an international sustainable housing workshop as part of the 10YFP Programme on Sustainable Buildings and Construction

### Covers SDGs:



The Sustainable Buildings and Construction Programme (SBC) contributes to the 10-Year Framework of Programmes on Sustainable Consumption and Production (10YFP on SCP) which is directly linked to Goal 12. The 10YFP is a global framework of action to enhance international cooperation to accelerate the shift towards SCP. It develops, replicates and scales up SCP and resource efficiency initiatives, at national and regional levels, working to decouple environmental degradation and resource use from economic growth, and thus increases the net contribution of economic activities to poverty eradication and social development.



RICS has reconfirmed its commitment to actively support the SBC programme by agreeing to take on a second term as member of the programme's Multi-Stakeholder Advisory Committee (MAC).

In May 2017, RICS hosted an international knowledge-sharing workshop on best practice and solutions for sustainable housing, co-organised with fellow MAC member Bioregional at our London headquarter. Speakers and attendees included representatives from the International Financing Cooperation (IFC), the European Bank for Reconstruction and Development (EBRD), UN Environment, the US Green Building Council, academia, the profession and the SBC's MAC.

## Setting up a global network of built environment experts: World Built Environment Forum

### Covers SDGs:



In April 2016, we initiated the World Built Environment Forum (WBEF), a global network of professionals, combining knowledge, skills and resources to shape the environment global populations need. The forum creates and sets the standard for dialogue and collaboration among professionals, clients, policy makers and regulators and draws on the latest insights to set the agenda for the future of the sector, to build market confidence and underpin sustainable growth.

### The Forum has four core themes:

- Data and technology
- Markets and geopolitics
- Natural environment
- Urbanisation



After Washington DC in 2016 and Shanghai in 2017, the RICS World Built Environment Forum Summit will reconvene in London in 2018 and will focus on the commercial strategies needed to harness the enormous potential of the 21st century's people and places. Under the programme title of 'Our Changing World – Urbanisation, Innovation and Civilisation', the London summit will look at the three driving forces of industrial transformation, urbanisation and digitalisation, and their profound impacts on the planet's natural and built environment.





## 2. Strengthening the business case for action on the SDGs: Goal 9

Research into stakeholders 'willingness to pay' for sustainability has shown that they will respond favourably to sustainability if it is presented to them in a way that offers value for money. However, there is still a lack of confidence regarding a reasonable return on capital. For this to change, the business case for wide-scale investment into sustainability features in new construction and refurbishments must be made, explained, disseminated and incorporated into real estate market decision making. Therefore, developing, strengthening and communicating the link between sustainability and the value of buildings has an important part to play in achieving the SDGs.

The examples below show how we have been tangibly strengthening that link since the publication of our last CoE report.

## Energy efficient Mortgages Action Plan (EeMAP): Preferential mortgage financing to support energy efficiency improvements in residential buildings

Covers SDGs:



RICS is leading the valuation work package in the Horizon 2020 funded Energy efficient Mortgages Action Plan (EeMAP) initiative, a mortgage financing initiative to support energy efficiency improvements in residential buildings.

This is the first time that a group of major banks and mortgage lenders, as well as companies and organisations from the building and energy industries have joined forces to explore private financing of energy efficiency.



The objective of the EeMAP initiative is to create a standardised 'energy efficiency mortgage' and offer borrowers reduced interest rates and/or increased loan amounts in line with the reduced credit risk of these loans. At the heart of the project is the assumption that energy efficiency has a risk mitigation effect for banks as a result of lower probability of default and long-term value creation. This means that energy efficient mortgages will represent a lower risk on the balance sheet of banks and could, therefore, qualify for a better capital treatment, which in turn will help the market to price in the added value of energy efficient real estate.

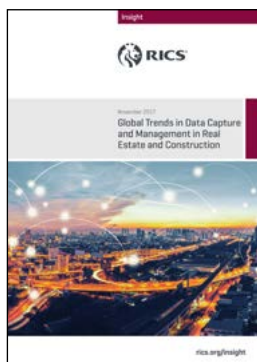
RICS is contributing to this initiative by developing training, an inspection checklist and instructions for banks on how to value these properties. The ability of valuers to advise on the impact of energy efficiency is a key piece for lenders to calculate mortgage affordability without increasing the credit risk and thus allowing additional funds to be provided to the borrower. A better understanding of the relationship between energy efficiency and value is also important for a more robust and risk sensitive property rating in the loan portfolio of banks.

## Data and measurement: A central pillar for scaling up investment in sustainability

Covers SDGs:



Key decisions at all stages in the property life cycle – from financing, constructing and buying, to leasing and occupying assets – rely on the availability, accessibility and reliance of robust verifiable data. Such data is also crucial for the development of effective policy instruments and the ability to make compelling arguments for constructing energy efficient buildings. More and better-quality building data helps financing institutions, banks and investors and their advisors gain more information on risk profiles, to adapt their risk management strategies accordingly and



to develop so-called ‘green’ financial instruments that can stimulate demand for sustainable buildings. Given the importance of accessible and reliable data for underpinning the business case for widespread uptake of and investment in energy efficiency measures in the built environment, RICS carried out research into how building related data is currently being captured and managed by pulling together insights gained from members of the Global Alliance for Buildings and Construction (GABC) and their networks. The resulting report ‘Global Trends in Data Capture and Management in Real Estate and Construction’ was launched at COP23 in Bonn, Germany in November 2017.

## Better data for better performance: EU Building Observatory

Covers SDGs:



In February 2017, together with our consortium partners Building Services Research & Information Association (BSRIA) and RICS were appointed as the new service providers of European Commission’s EU Building Stock Observatory (BSO). The overall objective of the new service contract is for the continuation, improvement and expansion of the existing EU Building Stock Observatory.

The evaluation of the Energy Performance in Buildings Directive has shown that there is a lack of quality, reliable and consistent data on the actual effect of energy efficiency policies on the building stock across EU Member States. A better understanding of the effectiveness of policy measures and of market support mechanisms is necessary to step up the depth and rate of renovation. More transparent information on the existing building stock will be beneficial for policy makers and will underpin decision-making of market players, especially financial institutions.

Against this background, the Observatory has two primary objectives:

- To provide a snapshot of the energy performance of the EU building stock, and high-quality data from all EU Member States in a consistent and comparable manner, and
- on Wednesday 31st January, 2018. The workshop introduced the new consortium to a broad range of relevant EU policy makers, national data partners, industry experts, professional and membership bodies, academics and researchers.

The purpose of the workshop was to test the revised website and to introduce the pilot survey developed to capture essential primary data pertaining to the quantity and nature of the non-residential built stock across the 28 Member States, specifically relating to the buildings location, type (i.e. office, hospital, school), size, age and energy consumption. This survey will seek to close data gaps in the database and will create a data structure that allows cross analytics between building characteristics and building performance.

## REVALUE: Increasing transparency about energy characteristics in relation to valuing social housing stock

### Covers SDGs:



RICS is the valuation partner in the EU funded REVALUE project. The starting point of the REVALUE project, which considers, primarily, social housing stock, was the contention that increasing transparency in the valuation process in relation to the energy characteristics of property would assist in supporting the business case for investment in energy efficiency measures.



The REVALUE partners have undertaken research by gathering and analysing data

regarding residential portfolios owned by Registered Social Housing Providers in four European countries (UK, Netherlands, Germany and Spain). The data gathered has been both quantitative (regression analysis) and qualitative (interviews, case studies and round tables).

In their interim report, the consortium identified that energy efficiency is not yet a notable driver in terms of the market value of dwellings in this particular market segment. However, whilst energy efficiency and energy 'labels' such as EPCs do not drive values, certain building characteristics associated with energy efficiency, such as double glazing, are gaining in importance. Dwellings which are falling below rising levels of occupier expectations are increasingly likely to suffer 'brown discounting'. For social housing providers, the business case rests, not directly on market values but on the health and well-being of tenants. Energy efficient stock is seen to lead to less tenant default and greater tenant retention both of which bring investment benefits. Moving forward, this has implications for both the financing of retrofits and for making the case for more explicit client instructions to valuers in relation to energy efficiency characteristics.



## RenoValue: Training valuers on sustainability issues

Covers SDGs:



In June 2016, the EU funded RenoValue consortium, of which RICS was a lead partner launched their training toolkit for valuers on how to factor energy efficiency and



renewable energy issues into valuation practices, understand the impact of building performance and property values and advise their clients accordingly.

The free training material provides valuers with a more profound knowledge base regarding the potential impact of sustainability features on various economic building performance aspects, respective information sources, as well as methodological and theoretical guidance. The material consists of a set of slides to be used as training support by professional training providers, professional valuation organisations and other real estate market participants.

The slides are available in eight languages and can be downloaded from the RenoValue website. In addition, the slides have formed the basis for the development of a multilingual eLearning course that is hosted on the RICS Online Learning Academy. By mid-December 2017, 1,749 people had enrolled in the online course, spanning 25 countries in Europe and a couple of non-European countries.

## 3. Building sectoral capacity and knowledge for the SDGs: Goal 4

Covering the whole land, construction and real estate life cycle, RICS is uniquely placed to ensure skills-development for built environment professionals and is taking proactive steps to support education, life-long learning and training at all levels and on all relevant issues, including sustainability. Continuing professional development (CPD) is a commitment by members to continually update their skills and knowledge in order to remain professionally competent.

## RICS School of the Built Environment: Opening of a second campus in India

### Covers SDGs:



IRICS School of Built Environment, Amity University, an industry-led academic institution was established in 2013, to serve as a modern world class institution, to deliver quality education to students and aspiring professionals and also to serve as a hub for research and development of technical expertise in the built environment. In November 2016, the second campus at Parvel, Mumbai was formally launched in Nov 2016.



Globally, RICS accredits Schools of Built Environment, set up by different universities. However, in India, such

specialized education for this sector does not exist. Having been set up in response to the industry's need, the School has the immense backing and support of a majority of leading companies in the Indian real estate, construction and infrastructure sectors.

## Promoting a whole life cycle view beyond the profession: RICS Real Estate Life Cycle Certification

### Covers SDGs:



Many financial, legal, HR and marketing professionals are deeply involved in the built environment either through working within the industry itself, providing related legal advice, investing or lending, or as clients, suppliers, business associates or colleagues of RICS professionals.

In the same way that RICS professionals need to develop and maintain their knowledge and understanding of legal, financial, HR and marketing functions, internal stakeholders leading these functions are increasingly training their teams on real estate to improve their performance, to differentiate themselves in an increasingly competitive business environment and to maintain trust in the eyes of customers, regulators and other external stakeholders.

The new RICS Real Estate Lifecycle Certification provides a thorough training and



assessment programme ensuring individuals understand all stages of the real estate lifecycle and the role that RICS, our standards and professionals, perform throughout. The focus of the training and assessment, is to engage individuals with lifecycle thinking so they can advocate sustainable practices to their employers, clients and other real estate stakeholders. Through certification, all stakeholders in the real estate market will become informed and have the ability, directly or indirectly, to effect positive change.

Gaining certification provides recognition as RICS Certified in Real Estate Lifecycle. This also comes with a commitment for each certified individual to complete 10 hours' annual continuing professional development in real estate and be reassessed every three years. Establishing a register of certified individuals will provide an engaged audience that we can actively keep informed about developing RICS standards and sustainability initiatives, ensuring that not only RICS professionals (Associate and Chartered Surveyors) are developing with RICS' agenda but also other key influencers in the market.

## Recognition of RICS sustainability work: Renewal of the Society for the Environment’s Chartered Environmentalist Licence

### Covers SDGs:



The Chartered Environmentalist (CEnv) qualification is available to RICS Chartered Surveyors under licence from the Society for the Environment (SocEnv), a UK body (but with global outlook) responsible for championing and registering environmental professionals. Like RICS, the Society for the Environment operates under a Royal Charter. It is a partnership of related professional bodies covering the land, real estate, construction, engineering, science, water and energy sectors. Its vision is to deliver sustainability through environmental professionalism. Following the latest five-year licence review of RICS by SocEnv in late 2016, they reported they were impressed with our work on promoting sustainability.



This resulted in a new level of engagement with SocEnv with RICS representation on the Society’s Registration Authority, which is responsible for the qualification standards. Although the number of CEnvs among RICS membership remains relatively small, there are opportunities being discussed with SocEnv to allow more RICS members to come forward outside the traditional land and resources groups. RICS has also committed a permanent RICS representative on the Society’s Governing Council, which is responsible for the strategic direction of the Society. In this role, we are advocating the RICS approach to sustainability and our work with the UN Global Compact. Collaboration between the partner professional bodies and external engagement by the Society is growing, notably in December 2017 when the Council collectively contributed to a workshop by OPEN (One Planet Education Networks) on behalf of the UN’s SDG Transformation Forum.

## Greening university fit-out projects: Introducing Ska for Higher Education

### Covers SDGs:



SKA rating helps organisations to make informed decisions about fit-out projects in the context of the growing importance of sustainability on the corporate agenda. The rating is designed to be of particular use for occupiers but has benefits for other property stakeholders, including landlords, developers, consultants, fit-out contractors, and members of the supply chain. Following on from SKA for offices and retail, SKA HE is RICS’ latest environmental assessment tool for the higher education sector. With 200 higher education institutions undertaking 1000s of refurbishments and small scale refits every year, SKA HE was created to reflect the specific needs of UK Higher Education estate interior fit-outs and refurbishment, including labs and lecture theatres to meet clear sustainable good practice.

### SKArating®

A series of interactive, multi-levelled online classes for SKA Rating Assessors for the Higher

Education scheme have been designed to provide a detailed look at good practice measures and to enhance knowledge of ‘circular design’ and ways it can be integrated within a project’s design and delivery stages.

## Ensuring transparency and compliance: Mandatory anti-bribery, corruption and criminal finance e-learning

Covers SDGs:



Our latest mandatory employee e-learning module on anti-bribery, corruption and criminal finance, is now live. This training is essential for professional organisations to ensure that they act in a lawful and ethical manner, understand bribery and corruption, and the measures that need to be taken to prevent it. This training supports our Global Anti-bribery and Corruption Policy and all RICS employees are required to complete this training. The module provides an overview of the 2010 Bribery Act and the 2017 Criminal Finance Act and with the help of short case study examples explains how they affect our employees and the overall organisation. It also covers how to report acts of bribery and tax evasion, should employees have suspicions that an instance may have occurred.

This internal e-learning course is an employee-focused equivalent to the 'Practical Ethics' online course for our professionals. Through a series of short video interviews with experienced property professionals, this course provides members with insight on the practical application of ethics to their work, through discussion of key concepts and a series of real life personal experiences dealing with conflicts of interest, situations involving bribery and how to apply RICS ethical standards in day-to-day employment.

## Professional guidance

Our standards and guidance cover all areas of surveying practice and embody best practice. RICS standards and professional guidance are available free of charge to all.

### Whole life carbon assessment for the built environment (November 2017)

Covers SDGs:



Significant carbon emissions are arising from the built environment. These are caused not only during use of buildings (operational emissions) but also during their construction (embodied emissions), i.e. emissions that

arise from producing, procuring and installing the materials and components, including lifetime emissions from maintenance, repair, replacement and ultimately demolition and disposal.

The new RICS guidance on embodied carbon mandates a whole life approach to reducing carbon emissions within the built

environment. It sets out specific mandatory principles and supporting guidance for the interpretation and implementation of EN 15978 methodology.

Currently, when accounting for embodied carbon, practitioners will often arrive at different results when measuring the same asset in the built environment. This is mainly due to two aspects, the first is methodology (what to include and how to include it), the second is data (consultants using different embodied carbon figures for construction materials). The RICS professional statement sets out to achieve consistency in methodology. RICS is also working to provide a consistent data set, the first phase being the imminent launch of an embodied carbon database that will hold embodied and operational emissions for construction projects.



## RICS Research

RICS commissions independent research to provide information, stimulate debate and promote leading-edge thinking among our members, policymakers and key influencers in business. Our research informs and promotes professional standards and helps us gain recognition in economic and political centres around the world.

We use our specialist skills and experience to deliver high quality and high impact research on topical subjects. The reports listed below represent a selection of our sustainability related research published over the past two years. A more comprehensive overview of our research output can be found on our website [rics.org](http://rics.org).

The RICS Research Trust is an established grant award entity supporting research in the disciplines of land, real estate and construction right across the world.

The Trust, as a charity, has a remit of supporting, delivering and disseminating high quality, independent reliable knowledge and future thinking through research funding. It's administered by a Board of Trustees, comprising of our members and independent appointees. Projects may be undertaken by chartered surveyors or others who are, in the opinion of trustees, adequately qualified to undertake the research. Both major research projects from established researchers and smaller scale proposals from younger researchers will be considered.



### Future of policy and standards for low and zero carbon homes [February 2016]

Covers SDGs:



This RICS Research Trust report evaluates policy and standards for promoting the delivery of low and zero carbon (LZC) new homes in England, in the context of the 2012 Housing Standards Review and the recently withdrawn 2016 zero carbon target.

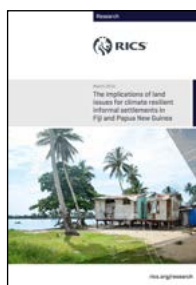


### Land issues for climate resilient informal settlements [March 2016]

Covers SDGs:



This Research Trust project aimed to examine the implications of land issues for the climate resilience of informal settlements in Fiji and Papua New Guinea. A



related aim was to better understand the implications of decisions about resettlement of informal settlements. Findings from the research are intended to inform people in the land and property sector about existing land issues and the complexity of resettlement in the context of land tenure arrangements, and the issues that need to be addressed in the process of resettlement in order to

protect the rights of people in informal settlements, and improve their abilities to adapt to current climate variability and future climate change.

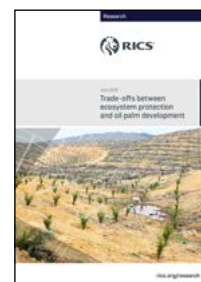


### Trade-offs between ecosystem protection and oil palm development [July 2016]

Covers SDGs:



The overarching goal of this research was to understand where and how to invest conservation efforts to promote forest conservation and connectivity in a seemingly high opportunity cost, oil palm dominated, floodplain landscape.







**Planning tool strategic management of peri-urban food production**  
[September 2016]

**Covers SDGs:**



Peri-urban areas around the world have traditionally been the food bowls of our cities. Increasing urbanisation is threatening the existence of peri-urban agriculture, paving over the soils that have fed global city populations. Increasing conversion



to commercial and residential uses, fragmentation, land-use conflicts and global challenges such as climate change pose a threat to the viability of food production in peri-urban areas.

This report considers responses that might emerge from the planning system to address threats to peri-urban agriculture. The report focuses on the experience of peri-urban

planning and food production in the Sydney Basin, in New South Wales, Australia.

**Value of natural capital – the need for chartered surveyors** [April 2017]

**Covers SDGs:**



This Insight paper reviews the broad topic of environmental valuation from the perspective of a practising valuer, land manager or estate manager. This paper approaches the field of economic valuation of the environment from a professional valuation perspective.





## Promoting diversity and inclusion Building inclusivity: Laying the foundation of the future

Covers SDGs:



Our voluntary standard known as the Inclusive Employer Quality Mark (IEQM) — currently only open in the UK — is designed to help firms in the profession gain a competitive advantage and a diverse workforce. The IEQM asks employers to pledge their commitment to adopting and continually improving against six globally-applicable principles. Each principle has a series of proof points (the criteria) which show members what best practice and success looks like for this industry, and forms the framework of their self-assessment. We are now showcasing a number of good practice case examples on a dedicated webpage.

In June 2016, we published *Building Inclusivity: Laying the foundations for the future*, the first report of its kind to look at all aspects of diversity and inclusion in the land, property and construction sector. This data, provided by UK firms signed up to our Inclusive Employer Quality Mark and committed to changing their diversity profile, allows us to see how we measure up against other sectors and provides a baseline from which we can track our achievements.



We are very proud to have been Highly Commended in the Corporate category at the Women of the Future Awards in the UK. This award recognises the organisation that is doing the most to support and nurture young women in business.

Examples of our work being done internally, as well as the profession more widely, to support diversity and inclusion included Dare to Share, the mentoring scheme, Visible Women lunches, the focus on role models, and the CEO diversity pledge.

## 4. The human factor – moving people into focus: Goals 5, 8 and 10

Ensuring the adherence to Human Rights, such as gender equality and diversity (Goal 5), decent work (Goal 8) and fostering greater societal equality and justice (Goal 10) are essential to achieving the Sustainable Development Goals.

The projects below highlight how we have been empowering women within the sector, how we are ensuring a living wage is being paid to staff of our suppliers and how we are taking active steps to fight youth homelessness.

## Fairplace Award

Covers SDGs:



At the end of 2016, RICS was awarded the Fairplace Award, a prestigious ethical workplace accreditation run by leading UK property charity, the Ethical Property Foundation.

The Fairplace Award, developed in partnership with the property industry, allows businesses to demonstrate practical commitment to their staff, the local community and the planet. Fairplace is a unique, comprehensive ethical workplace standard which recognises a company's commitment to people and planet, aligning good ethics with best practice across Finance, Procurement, HR, and Facilities Management as part of core business planning.

We received the award for:

- Our agreement with suppliers of staff employed to manage the workplace (i.e. cleaners, security and waiting staff) that they will be paid the London living wage or living wage as stated by the Living Wage Foundation
- Our policies, targets and monitoring of our GHG emissions/carbon footprint, and our goal to increase the recycling of waste year on year for both offices
- Our strong culture and policies promoting diversity and inclusion and wellbeing
- Enabling our staff to take a volunteering day per year.

## 150 Pledge to end youth homelessness

Covers SDGs:



The right to housing is a human right. Article 25 of the UN Universal Declaration of Human Rights recognises the right to housing as part of the right to an adequate standard of living.

In 2017, over 80,000 young people in the UK were homeless. Homelessness does not just mean sleeping on the streets, it is a much wider issue. Homelessness means not having a place to call home — a place that is secure, decent and affordable and where people have a right to stay.

Youth homelessness is a problem that can be solved, and RICS, along with its professionals, can play a vital role. With investment in the right support services and secure accommodation, young people can be protected from facing life in an overcrowded hostel, moving from sofa to sofa or even living on the streets.

As part of our 150-year anniversary in 2018, we have partnered with LandAid, the property industry charity, to deliver an inspirational programme to help end youth homelessness and deliver the biggest ever, single fundraising initiative in LandAid's history. Through a programme of activities, our ambition is to raise £2.25 million and fund 150 bed spaces by December 2018 across all 12 UK regions.



The Pledge 150 campaign was launched in November 2017 at our London headquarters in the presence of HRH the Duke of Cambridge where we had gathered senior figures from the UK's leading property and construction firms then gathered to take part in an auction and to 'pledge a bed space'.



## Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the valuation, development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to markets and effecting positive change in the built and natural environments.

### Americas

---

**Latin America**

ricsamericalatina@rics.org

**North America**

ricsamericas@rics.org

### Asia Pacific

---

**ASEAN**

ricsasean@rics.org

**Greater China (Hong Kong)**

ricshk@rics.org

**Greater China (Shanghai)**

ricschina@rics.org

**Japan**

ricsjapan@rics.org

**Oceania**

oceania@rics.org

**South Asia**

ricsindia@rics.org

### EMEA

---

**Africa**

ricsafrica@rics.org

**Europe**

ricseurope@rics.org

**Ireland**

ricsireland@rics.org

**Middle East**

ricsmiddleeast@rics.org

**United Kingdom RICS HQ**

contactrics@rics.org