



RICS influence, advocacy and thought leadership across the UK

IMPACT REPORT 2022



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A landmark year



It has been a landmark year for RICS. Lord Bichard's recommendations have created a new sense of purpose and direction for the institution, reinforcing the public interest role of the profession.

Throughout 2022, our mission has been to advocate the value and role of the profession and its critical contribution to the economy and society.

- We've been working with senior stakeholders at Westminster and across England, Wales, Scotland, Northern Ireland and the City of London to maintain trust and confidence in RICS standards.
- We've been promoting the value and professionalism of chartered surveyors to the sustainable development and management of the built and natural environment.

Engagement with policymakers ensures that our sector has a voice on the issues that matter, and that policy decisions are made with trusted insight from members of the profession.

We're positioning the profession as a thought leader on issues that will effect positive change in the built environment, focusing on:

- sustainability and decarbonisation of the built environment
- the need for future investment in strategies to drive productivity, diversity, equality and inclusion and
- the adoption of data and technology across the sector.

This report provides highlights of our profession's influence, thought leadership and advocacy activity, and our impact over the course of 2022.

Thank you to all members who input their time and expertise this year.

Any members who wish to participate in future RICS thought leadership and advocacy should contact Jo Lindon, RICS Head of Public Affairs, jlindon@rics.org



We have:

- responded to government and sector policy consultations
- provided representation on government and industry working groups
- met with ministers, parliamentarians, special advisers, government officials, sector bodies and industry stakeholders
- convened stakeholders across government and industry to debate and suggest solutions on built environment matters and
- promoted the relevance and value of surveyors in the media, reaching a wider stakeholder and end-user audience.



Year at a glance

260+ roundtables and meetings

with members to discuss policy issues and solutions to built-environment challenges, which have shaped our thought leadership and advice to governments.



Throughout 2022, we have maintained a close dialogue with client organisations and policymakers to ensure that:

- the role and standards of RICS members are understood and
- the professional expertise of chartered surveyors remains in demand.

We've focused on critical areas of regeneration to 'level up', as well as the transition to a net-zero built environment.

Building trust and influence



55+ responses to policy consultations and submissions of evidence on:

- planning, housing and commercial rents
- building regulations
- energy performance
- dispute resolution
- compulsory purchase and
- other built environment policy.

270+ influential meetings with government and industry bodies, held by the Public Affairs team, notably:

- Secretary of State Rt Hon Michael Gove on building safety and cladding remediation
- Secretary of State for Wales Rt Hon Robert Buckland on the need to support energy-efficiency improvements in commercial property
- Scottish Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights Patrick Harvie on green homes
- Committees of the Northern Ireland Assembly on building optimisation and carbon measurement.



Conservative Party Conference

Joint panel event with CIOB, RIBA and RTPI, discussing what 'Levelling Up: Building Better' means for the built environment, with Gagan Mohindra MP and David Simmonds MP.

Labour Party Conference

Joint panel event on 'What Sustainable Development Looks Like', discussing the importance of retrofitting existing building stock to meet net-zero commitments and the urgency of climate change action.

Driving demand for the profession



50+ adoptions of RICS accreditation, standards and thought leadership by UK governments, NGOs and client organisations.

Multiple engagements to promote the value of RICS standards and chartered professionals with organisations ranging from the likes of Coca Cola and Mastercard to Constructing Excellence and RIBA.

Recognition of chartered surveyors' sustainability expertise through adoption of [International Cost Management Standard \(ICMS\)](#), [International Building Operation Standard \(IBOS\)](#) and [Whole life carbon assessment](#).

Media highlights

- Commentating on key topics by national broadcast outlets such as the BBC, *The Times* and the *Financial Times* as well as key trade titles.
- Celebrated in *Estates Gazette* for our diversity, equity and inclusion (DEI) work, helping to create a brighter future.
- Gaining national front-page coverage and promoting our consumer guides across national and broadcast outlets, including several BBC radio appearances, meaning we reach the consumer end audience and raise our profile.
- 7,400+ UK media mentions in 2022 as we continue to rebuild our reputation and positively influence stakeholders. Coverage has centred on promoting our thought leadership, standards, public interest work and our professionals' expertise.



Influencing government on priority policy issues



Our mission in 2022 was to position our members as the go-to authority on:

- the safety, quality, value and sustainable management of land and property and
- the efficient delivery of construction projects.

The voice and role of our members have been recognised by governments on a range of critical issues.

Levelling up and regeneration

Meeting the Director General for Regeneration

We submitted oral and written evidence in response to the *Levelling Up and Regeneration Bill*. We published a ten-point plan recommending policy actions to drive sustainable placemaking. Representing views of members, our plan was well received by Emran Mian, Director General for Regeneration. The plan sets out:

- concerns around the infrastructure levy
- the importance of planning reform
- the importance of addressing the housing shortage and
- measures to ensure a thriving construction and commercial real estate market.

Lobbying to amend Clause 186

We have an ongoing dialogue with the Secretary of State on Clause 186 of the *Levelling Up and Regeneration Bill*, which would give the government statutory powers to review RICS.

We continue to lobby the government and individual MPs and peers on this to ensure that the bill's proposals align with Recommendation 14 of the Bichard Review, which calls for a five-yearly independent review of RICS.



Decarbonisation and retrofitting



Recommendations on the decarbonisation of real estate

To coincide with COP27, we launched a report to influence UK governments on the importance of accurate measurement and targeting of carbon emissions. Made with insight from member roundtables, the report makes recommendations for changes to EPCs and sector behavioural-led policies.

The report will be the focus of a panel event led by Lord Callanan, Minister for Business, Energy and Corporate Responsibility at our World Built Environment Forum Week in early 2023.

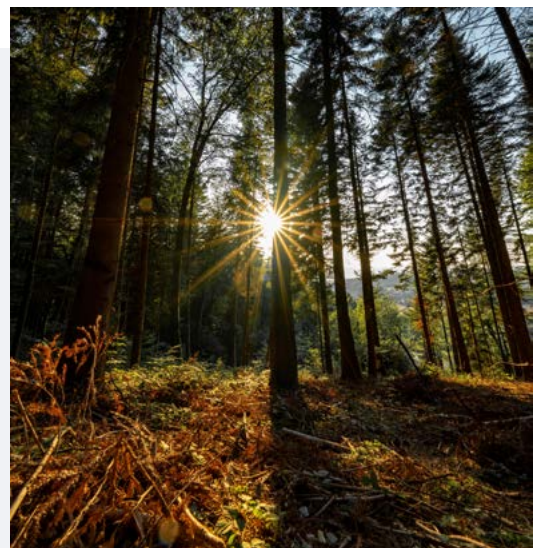
Providing evidence for the UK government's Net Zero Review

We are calling on the government to drive economic growth and decarbonisation through fiscal incentives, and to introduce standards, regulation and investment for retrofit assessment. We are championing a standardised approach and minimum competency levels for retrofit assessments, and are promoting our members as the best qualified professional experts to assess housing and non-domestic buildings.

Adoption of Whole life carbon assessment

After engagement with industry and governments, RICS' [Whole life carbon assessment](#) has been endorsed by:

- the UK government's Construction Playbook and Environmental Audit Committee
- the Greater London Authority
- the Scottish Government's Regional Economic Development Division
- Northern Ireland's Strategic Investment Board and
- the Welsh Government through the Welsh Housing Quality Standard 2023 for all new social homes.





Greener homes research

Working closely with the Department for Business, Energy and Industrial Strategy (BEIS), we held a roundtable with the financial sector to explore the current effectiveness of green financing, how RICS can better support its expansion, and the wider need to address energy-efficiency in homes.

We worked with Rightmove to analyse the value of more than 200,000 properties to explore a link between EPC performance and sale price, and identified up to a 12% variation in average market price for more energy-efficient homes.

Shaping the Net Zero Carbon Building Verification Standard

We are part of a small coalition working to develop the first standard to measure and validate a building as net zero. The standard will:

- cover new and existing builds and
- set performance targets for both operational and embodied carbon emissions in line with the UK's 2035 and 2050 targets.

It is already creating widespread interest from all UK governments.

RICS sustainability report 2022

Our first sustainability report to measure professional sentiment towards real estate, climate change and sustainability was launched in 2021. This year, the [2022 report](#) highlighted growing occupier and investor demand for greener commercial properties against a backdrop of rising energy prices. The report enables members to:

- identify trends within real estate and
- understand how the profession can adapt to meet changing needs.

For example, it identified a growing appetite from investors and occupiers for tools to help assess energy needs and sustainability, an insight that has helped shape the recently launched [IBOS](#).





Influencing government in our priority sectors



To protect the public interest and to promote the expertise and professional standards of RICS members, we have engaged with government departments throughout the UK on market and policy issues across the property life cycle. The following section shows highlights from across these priority sectors.

Housing



Government-backed professional indemnity insurance solution

We are advising UK governments on critical building safety matters, including funding arrangements, and training and upskilling of professionals undertaking EWS1 assessments.

Responding to members' concerns about the cost of and access to professional indemnity insurance (PII) and the resulting backlog of EWS1 assessments, we developed a government-backed PII solution. We continue to work with the government and industry to address challenges for the valuation of properties with cladding.

Consumer research into cost-of-living crisis impact on demand for retrofitting

With 2022 seeing a significant squeeze on household incomes, we have commissioned research, in partnership with YouGov, to understand how the cost-of-living crisis is impacting energy-efficiency and improvements in homes and how our members can offer more support when undertaking surveys.

2,776 homeowners spoken to

34% would invest in greener technologies if it lowered energy bills

45% currently have to prioritise any savings on the rising cost of living

55% would invest in retrofitting if it increased property value and would appeal to potential buyers

77% of homebuyers would find it beneficial to have more details on energy performance in surveys.



Block management code

We are writing a new code of practice for block management, in collaboration with the Property Ombudsman and a steering group made up of consumer and sector representatives working in the public interest. The code is in response to the recommendations of Lord Best's Regulation of Property Agents (ROPA) working group in 2019.



Developing domestic retrofit standards and training

Following feedback from the government, consumer groups and industry stakeholders (including Historic England and UK Finance) on the lack of a standardised approach towards retrofit assessments and training, we joined a working group to develop the 'British Standard 40104 Assessment of dwellings for retrofit'. Launching in 2023, this standard will:

- help create a holistic, industry-recognised approach towards retrofit assessments and
- give greater consumer confidence to work being undertaken.

It will also support the creation of new training and work opportunities, which is especially important to the growing number of RICS members who want to get involved with retrofitting.

5.5 million households call the private rental sector (PRS) home in the UK. It is a sector that has undergone significant change and challenges in the last year. RICS is calling on the government to give landlords and tenants confidence and clarity to bring stability to the market.

- We responded to the [Decent Homes Standard consultation](#) welcoming the introduction but calling on government to give more clarity on the time frame to allow landlords to prepare for implementation.
- We called on UK government to set a date for any future reforms to MEES and to work with landlords to help offer the support to meet requirements.

Commercial real estate



High street rental auctions

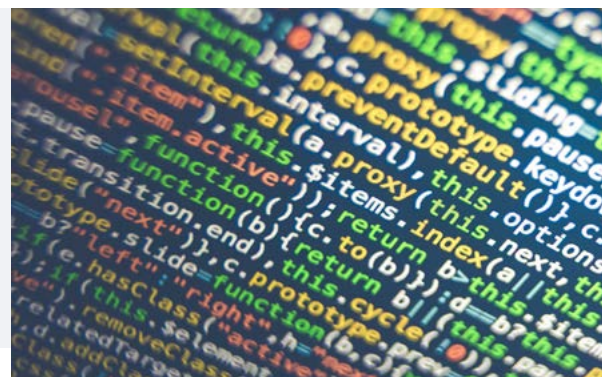
We raised concerns with the Department for Levelling Up, Housing and Communities (DLUHC) on the government's proposals to effectively force commercial landlords to rent out empty properties. We see this as too-blunt a tool that does not fully address the challenges faced in the retail sector. We support the Institute of Place Management's policy review of such interventions that they do not properly reflect community or customer needs and may ultimately prove counterproductive, hindering the evolution of the high street.

Commercial Rent (Coronavirus) Act 2022

We successfully lobbied BEIS during the passing of the *Commercial Rent (Coronavirus) Bill*. This resulted in a significant amendment to the Bill, which ensured that approved arbitration-appointing bodies would not be subject to liability for the decisions they made about either removing or appointing an arbitrator. BEIS Minister Lord Grimstone referenced RICS in the House of Lords and noted that our intervention had prompted the government's amendment.

Commercial property market monitor informs Cabinet Office

Our commercial property market survey data, produced from member insight, is presented quarterly to the Cabinet Office Market Health team. It is then reported to departments across government in a briefing on market performance to assist cross-departmental decision-making.



Construction and infrastructure

Calls on UK governments to futureproof construction

We published a call to action for UK governments to futureproof the construction sector, highlighting five key issues:

- commitment to the investment pipeline
- addressing rising threats of inflation and labour shortages
- encouraging greater procurement efficiencies
- shifting from cost-led project tenders to value- and carbon-led approaches and
- championing collaboration and conflict avoidance.

RICS sustainable construction standards adopted across the UK

We have taken a leading role in driving change within the sector. This year, key standards (including [Whole life carbon assessment](#), [ICMS 3](#) and the Built Environment Carbon Database) have been integrated within:

- the UK Construction Playbook's [Promoting net zero carbon and sustainability in construction guidance note](#)
- the Scottish Government's carbon management guidance and
- Northern Ireland's [Sourcing and construction toolkits](#).



RICS-led conflict-avoidance process mandated by UK governments

We are committed to fostering a culture of collaboration and conflict avoidance between the private and public sector through the promotion of our conflict avoidance process (CAP). This has seen the UK government’s Construction Playbook mandate the CAP. Similar adoptions have been made by the Scottish Construction Accord and the Welsh Government Local Authority Association.

Engaging with the Crown Commercial Service construction procurement team

We have set up regular meetings with the Crown Commercial Service to help inform their procurement guidance and promote greater awareness of our profession’s qualifications, regulatory commitments, standards of practice and codes of conduct, as well as their relevance and value to government construction projects.



Land and rural

Land management engagement with Defra

The UK government will launch new environmental land-management schemes in 2024, which will focus on environmental benefits rather than subsidising the quantity of land farmed. We are encouraging Defra and devolved administrations to promote the evaluation and comparison of land-management practices to assess scheme performance, incentivise investment and diversify the agricultural income base.



Advising the Department for Transport on compulsory purchase

We believe compulsory purchase is critical to infrastructure development and the regeneration of our communities. We are calling for the development of a single compensation code for compulsory purchase, and are advising the Department for Transport, promoting our [Surveyors advising in respect of compulsory purchase and statutory compensation](#).

Working with the Department for Communications, Media and Sport on 5G connectivity

We are advising the Department for Communications, Media and Sport on communications infrastructure, including:

- expanding permitted development rights
- exploring the potential benefits of mast-sharing and
- promoting the enabling role of telecoms development with planning authorities across the UK.



Diversity, equity and inclusion in our sector



Now, more than ever, there is a moral and economic imperative to embrace and embed equity and accessibility in society and in the workplace.

Diversity, equity and inclusion

The built and natural environments are critical in delivering environmental and social justice. For RICS and the profession, this provides a landmark opportunity to not only deliver a sustainable future, but also to do it in an equitable and inclusive way.

Upon a framework of commitment, value and governance, we will help to shape a more diverse and inclusive profession where everyone can thrive, realise their potential and deliver positive social impact.

RICS has joined together with six membership bodies – including the CIOB, ICE, LI, RIBA, and RTPI – to launch a three-year, 45-point [action plan](#) to improve DEI in the sector.

A series of initiatives were run to mark:

- [International Women's Day](#) and Women's History
- [Pride](#) and
- [Black History Month](#) observances.

Through our members' voices, we also called attention to important topics like [neurodiversity](#), mental health and accessibility.



We close 2022 with two more special events:

- marking [International Day of People with Disabilities](#) on 1 December and
- continuing discussions around [Advancing Inclusion for Women Surveyors](#) on 7 December.



Stakeholder engagement



An important aspect of demonstrating the strategic importance of chartered surveyors is RICS' power to convene decision-makers and opinion formers to influence thinking on a range of issues, including:

- securing investment in commercial real estate
- advising developers and occupiers on sustainability and
- highlighting the benefits of the whole-life approach and value procurement for construction projects.

Throughout the year, we've promoted the profession's skills, experience and expertise to stakeholders throughout the UK.

Highlights



RICS' Commercial real estate impact report

Disseminated to over 200 stakeholders, the [Commercial real estate impact report](#) illustrates how vital a sustainable commercial real estate sector is for our economy and society, contributing over £60bn in gross added value, £15bn in tax revenue and employing over a million people.

A range of real estate firms, investors, developers, landlords and occupiers provided insight for the report and attended a panel event alongside government's Director of Regeneration, who endorsed the report's policy recommendations to support sustained future growth in the sector.

RICS' Decarbonising UK real estate

A series of roundtables convened small to medium-sized enterprise (SMEs), government leaders, public sector, real estate advisory, construction, investors, lenders and occupiers to provide insight for a set of policy instruments, metrics and targets to decarbonise UK real estate. The [report's](#) recommendations advise UK governments, and have informed RICS' response to BEIS's Net Zero Review consultation.

Review of real estate investment valuation

We are engaging with valuation firms, financial services, professional bodies and regulators on implementing the Independent Review of Real Estate Investment Valuation.

Through a series of meetings including the Takeover Panel, the Financial Reporting Council and the Financial Conduct Authority, we consulted on the review's recommendations and the adoption of future guidance for the commissioning of valuation reports.





Investor engagement

A steering group brought together members from a range of organisations, including financial services, large-scale employers and local authorities, to make recommendations to ensure the success of the levelling up agenda. The group's recommendations were presented at a private meeting with the Director General of Regeneration at DLUHC and on a webinar promoting the value of UK commercial real estate in enabling levelling up and regeneration.

Occupier engagement

We've formed an occupier group to engage corporate occupiers on critical issues, including:

- environmental, social and governance and sustainability
- managing return to work post-COVID-19 and
- broader challenges and opportunities for the office, retail and logistics sectors.

The first meeting was held in October. An occupier hub will be launched online with a new occupier index launched in early 2023 to provide occupier sentiment and trends.

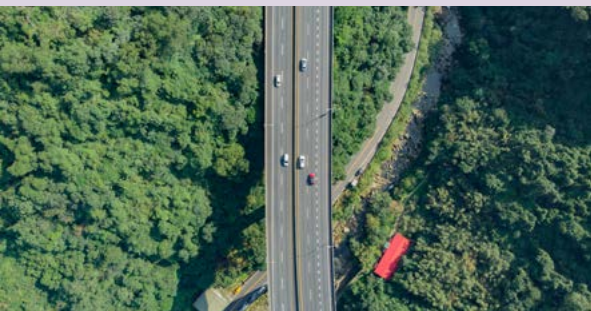
Construction client engagement

We held a series of construction client roundtables to promote our carbon standards (including [ICMS](#), [Whole life carbon assessment](#) and the Built Environment Carbon Database), focusing on sustainable solutions to construction challenges from material price increases, labour and skills shortages and transitioning from cost- to value-led procurement. The insights informed a thought leadership report, which will be published in early 2023. It will promote the value of the construction sector along with recommendations for a sustainable future.





Impact in England



We have focused on our influence at Westminster this year, ensuring that the surveying profession is recognised for its leadership on sustainability issues and its role in supporting the government to drive growth and deliver quality housing, high street and town centre regeneration, and infrastructure investment.

Highlights in England

Cladding remediation and funding

Our CEO Richard Collins appeared before the House of Commons Levelling Up, Housing and Communities Committee to provide clarity on cladding remediation and funding, the role and purpose of the EWS1 form and Lord Bichard's review of the governance and purpose of RICS.

All-Party Parliamentary Group on Housing Market and Housing Delivery

Our CEO Richard Collins was also invited to speak at the All-Party Parliamentary Group on Housing Market Delivery, chaired by Ben Everitt MP and attended by industry leaders. This enabled us to promote:

- the profession's key priorities for sustainability in the housing sector
- the need for planning system reform and
- our work on diversity, equity and inclusion, the future of surveying and inspiring the next generation.



RICS-led amendment to the Commercial Rent (Coronavirus) Act 2022

We successfully lobbied BEIS during the passing of the *Commercial Rent (Coronavirus) Bill*. This resulted in a significant amendment to the bill, which ensured that approved arbitration appointing bodies under the arbitration scheme would not be subject to liability for the decisions they made about either removing or appointing an arbitrator. BEIS Minister Lord Grimstone referenced RICS in the House of Lords, noting that our intervention had prompted the amendment.

Ministerial engagement on levelling up

We hosted a discussion with Shadow Minister Matthew Pennycook on the *Levelling Up and Regeneration Bill*, calling for greater clarity on how the infrastructure levy will work and the need to ensure that current arrangements will not be replaced by a more complex system. The issues of an under-resourced planning system and limited use of alternative dispute resolution were also raised as blockers to levelling up.



Adoption of RICS' Whole life carbon assessment

The House of Commons Environmental Audit Committee's report *Building to net zero: costing carbon in construction* recommended that RICS' methodology on whole life-carbon assessment be adopted by the government as the accepted industry standard.

The government's response to the report welcomed the leadership that had been shown by the industry, highlighted RICS' [Whole life carbon assessment](#), and welcomed our work to update this document in 2023.

Leasehold and commonhold reform

We have continued to engage constructively with DLUHC and to feed in our policy expertise as the department develops its ongoing plans around leasehold and commonhold reform. We sit on the government's working group and have input the views of the profession to the development of new legislation, which aims to broaden access to enfranchisement and rights to manage a building.



Timber in construction working group

We have been actively involved in meetings of the cross-government, cross-industry Timber in Construction working group, chaired by Defra. This has enabled us to share our input on the specific opportunities and challenges around expanding the use of timber in construction to support sustainability aims and ensure building safety.

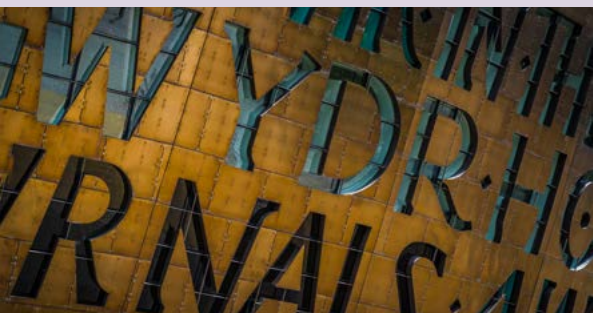


Engagement with estates managers on IBOS

We held a series of roundtable discussions with directors of estates from a number of public-sector and university estates, including Oxford and Cambridge, promoting the benefits of adopting RICS' [IBOS](#) for measuring and managing building performance.



Impact in Wales



We have responded to many significant challenges in Wales in 2022 including sustainability, building safety and future talent. We've focused on working with and positioning RICS members and standards as essential in tackling the biggest socioeconomic issues, with a view to creating demand for the profession's skills and expertise.

Highlights in Wales

Retrofitting homes

RICS sits on the Welsh Government's Decarbonisation Group, advising ministers and officials on policies and funding to enable the creation of greener homes. This includes:

- securing opportunities in retrofitting training for RICS members (as part of the Optimised RetroFit Programme)
- advising on the potential opportunities and challenges presented by large-scale retrofit assessments and
- working with the Development Bank of Wales to explore new energy upgrade and decarbonisation funding opportunities for consumers and businesses.

In October 2022, we gave evidence to the Welsh Parliament's Climate Change, Environment, and Infrastructure Committee inquiry on the decarbonisation of private homes. We called for the means-testing criteria of the Warm Homes Fund to be reformed to consider the significant growth in fuel-poverty. We also promoted the importance of home surveys to advise on energy matters and funding opportunities for retrofitting.





Welsh Housing Quality Standard 2023

We advised the Welsh Government on the Welsh Housing Quality Standard 2023, which will set minimum comfort, security and energy performance standards. As part of this, the government has endorsed RICS' [Whole life carbon assessment](#) to measure carbon in all newly built social homes.

Advising the Welsh Government on energy efficiency

We responded to the Welsh Parliament's inquiry into the challenges of rising energy costs. We highlighted that Wales is at a greater disadvantage than the rest of the UK regarding thermal comfort in homes and higher-than-average energy usage, and called for further investment in energy efficiency upgrades. We also met with Welsh Government Minister for Economy Vaughan Gething MS and Secretary of State for Wales Robert Buckland MP to highlight RICS members' concerns about business energy and supply costs. With both homeowners and businesses increasingly turning to us for advice on energy improvement upgrades and decarbonisation, we called on the Welsh and UK governments to give clarity on energy cost support and a long-term strategy to address retrofit funding and skills shortages.

Engaging the Welsh Parliament on the local challenges of second homes

The Welsh Parliament's Local Housing Government Committee invited us to give evidence in the Senedd on second homes and holiday lets in Wales in response to the Welsh Government's planned reforms.

We highlighted the need to match any fiscal discouragement of second home ownership with support for those buying a permanent home, ensuring that levels of housing stock support local needs.



Land use and diversification

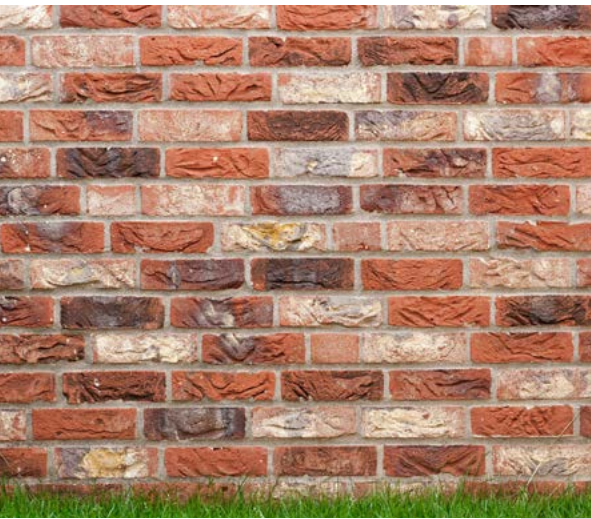
Land diversification in Wales continues to be contentious, driven in part by the Welsh Government's land use and sustainability policies post-Brexit. This year, we returned to the Royal Welsh Show to discuss implications for landowners, farmers and RICS members, joined by the Shadow Minister for Rural Affairs Samuel Kurtz MS. To support the sector through change, we are reconvening the Wales Rural Affairs Group to plan how the profession can best advise landowners and shape standards, including our forthcoming updated *Valuation of woodlands*.

We also met with officials from the Welsh Government, Natural Resources Wales and the Welsh Local Government Association to discuss the implications that TAN 15 (future flood map guidance) has on our members' ability to undertake work in areas identified as at flood risk; new guidance to support the profession on this is due soon.



Working with the Welsh Government to create safer buildings

RICS has been critical to the development of the Welsh building safety fund and passport scheme. Working with the Welsh Government, members, officials and industry partners developed one of the largest building safety survey programmes in the UK, including criteria to assess over 150 high-rise blocks with surveys extending beyond EWS1 assessments, addressing challenges of PII cover, data collection and leaseholder engagement. RICS members also advised the Welsh Government on its Leaseholder Support Scheme, the only policy of its kind in the UK where the government will purchase the leasehold of those experiencing financial hardship from living in a cladding-affected property.



Supporting the construction sector

As part of the Welsh Construction Forum, we presented at the Constructing Excellence Wales conference on our work developing the Route Map to Net Zero Buildings in Wales. We connected with dozens of construction leaders to showcase the commercial and skills opportunities presented by the net-zero ambition in Wales. Construction leaders welcomed RICS' [Whole life carbon assessment](#) to meet a growing need for a consistent approach to carbon measurement, with many training their staff to undertake carbon assessments.

Retaining future surveying talent in Wales

Working with universities in Wales to introduce new courses supporting RICS career pathways and the introduction of a much-needed RICS-accredited real estate course, the first of its kind in 20 years. It is designed to develop home-grown talent and teach the next generation to implement RICS international standards. RICS members hosted engagement events with hundreds of Welsh university and built environment GCSE students to promote career opportunities in surveying and the value of becoming RICS qualified.



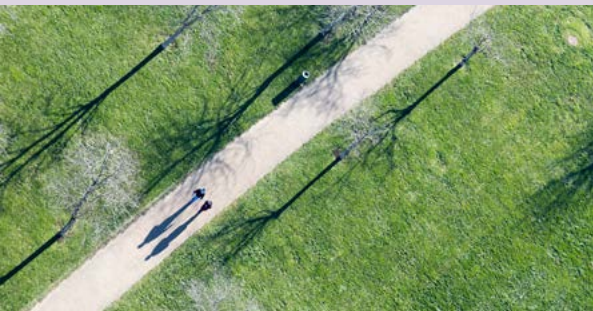
Calls for local authority action

Ahead of the Welsh local elections, we called on councils to utilise the work of RICS surveyors and standards in delivering their manifesto commitments, including placemaking, building safety and housing development. We also worked with the Welsh Local Government Association to help new council administrations support SME construction contractors by adopting RICS' CAP in a time of increasing economic uncertainty.

Any members who wish to participate in future RICS thought leadership and advocacy in Wales should contact Sam Rees, Public Affairs Lead for Wales, srees@rics.org



Impact in Scotland



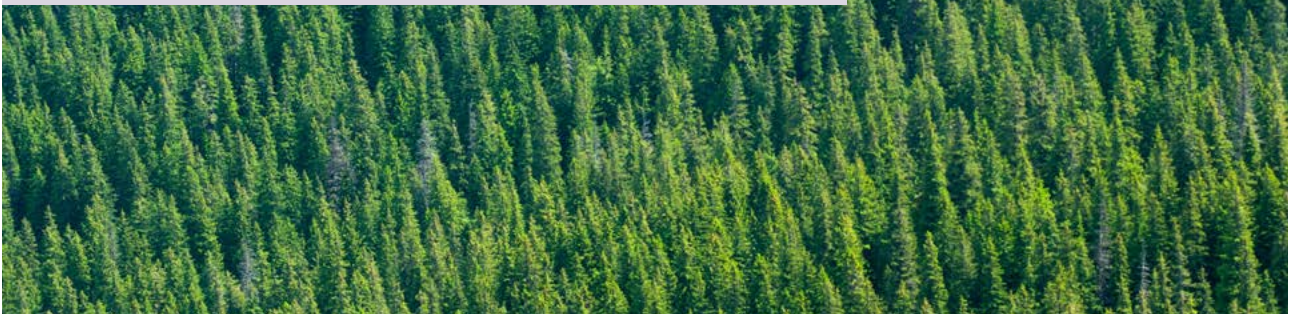
Addressing the challenging socioeconomic landscape has taken priority for the Scottish government, but there is also a clear appetite for reform across a range of built environment issues. We have positioned ourselves at the forefront of sustainability and decarbonisation, driving up quality and safety through building standards and transforming land use to address the needs of local communities and the national interest. Our core aim is to be:

- trusted by and influential to the government and industry and
- connected with members.

Highlights in Scotland

Taking a leading role in driving decarbonisation

RICS sustainability standards, including [Whole life carbon assessment](#), [ICMS](#) and the Built Environment Carbon Database, were promoted as part of the Scottish government's [Carbon management guidance](#). We are working closely with the Scottish Futures Trust and Zero Waste Scotland to integrate these standards into its Net Zero Public Sector Buildings Standard. We held a joint webinar to promote this joint working to members and other built environment professionals. We also await publication of the Scottish government's new chapter on sustainability in its [Client guide to construction projects](#). At a local authority level, we were delighted to see [Whole life carbon assessment](#) be adopted within Midlothian Council's [Net zero housing design guide](#).



Retrofit leadership

We hosted the Scottish government Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights Patrick Harvie MSP at the new Scotland office as part of the cross-industry [Green Home Festival](#). Members, including Vice-Chair of the Scotland Board, Sandra Cummings, spoke to the minister about the ongoing work of surveyors in decarbonising the built environment. We were delighted to secure positive press coverage in *The Scotsman*, and trade publications such as *Scottish Construction Now*, *Project Scotland*, and *Build Scotland*.

We also spoke at the Scottish Ecological Design Association's Meeting of Minds conference, looking at retrofitting and repurposing. We communicated the value-add of surveyors in the long-term stewardship of built assets, and shared insights into the Scottish policy landscape.



Input to Heat in Buildings Strategy

Over the past year, we've been at the forefront of the Scottish government's work to enact the [Heat in Buildings Strategy](#). We act as co-chair of the working group on non-domestic buildings, and are a member of the group focused on tenements and multiple occupancy buildings. We have frequent discussions with the teams looking into skills, quality assurance and owner-occupier trigger points and have responded to several consultations on specific elements of the strategy.

Ensuring a more diverse, equitable and inclusive profession in Scotland

In March, RICS Scotland was delighted to host a member-led event to coincide with International Women's Day and Women's History Month, looking at entry into the profession, career progression and making flexible working work. The panel was made up of Morag Angus (Chief Surveyor, Scottish Government), Sandra Cummings (Director, Faithful+Gould), Eilidh Levein (Graduate Surveyor, Savills) and Brenda Jones (Developments Manager, Stornoway Port Authority). A [blog](#) providing advice and insights was published following the event. E.surv Technical Partner Kevin Keane also wrote a [blog](#) for the RICS on LGBTQ+ representation in the profession. We are also developing a joint work stream with Equate Scotland that we hope to launch in 2023.

Cladding and fire safety

We are working closely with the Scottish government on the Single Building Assessment programme.

We hosted a joint webinar with the Scottish government and the Institution of Fire Engineers and agreed to develop joint training with the Scottish government for EWS1 course completers.



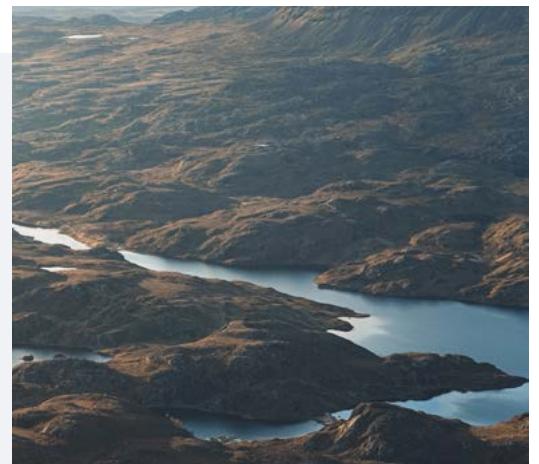


Tenement maintenance

Following meetings with the Tenement Action Group and the Scottish Law Commission, RICS is becoming a member of the Cross-Party Group on Tenement Maintenance, led by Conservative MSP Graham Simpson. The first meeting brought together various organisations – including Built Environment Forum Scotland, Under One Roof and the Royal Incorporation of Architects in Scotland – as well as various MSPs from across parliament.

Transforming estates management with innovative standards

The Scottish government Estates Team and Scottish Futures Trust are working with us on trialling [IBOS](#) and our new self-assessment tool. AECOM, Aberdeen University and the University of Glasgow are also trialling IBOS. Our [Strategic public sector property asset management](#) guidance is also promoted as part of the Scottish government's and Scottish Futures Trust's new [A guide to property asset strategy in the Scottish public sector](#).



Compliance manager role

We are playing a leading role in the development of the compliance plan manager role as part of the Scottish government's Building Standards Futures Board.

Modern methods of construction recognition

Following discussions with the Scottish government and the Scottish Building Standards Futures Board, the role of the RICS-developed Buildoffsite Property Assurance Scheme (BOPAS) has been formally [recognised](#) in providing assurance for modern methods of construction products.



Scottish government speaks at RICS Building Standards Conference

We were delighted that the Scottish government's Head of Building Standards Stephen Garvin addressed members on updates to fire safety and energy regulations at the RICS Building Standards Conference.

Ensuring the rented sector works for both tenants and landlords

We joined two ministerial roundtables with Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights Patrick Harvie MSP to discuss the Scottish government's proposal for reforms to the rental sector, including rent controls and the formation of a new regulator, as well as the rural sector specifically. We raised concerns from the industry about the low supply of rental properties in Scotland, and the need to ensure that the admirable intent to improve rights for tenants does not exacerbate supply and investment issues.

Calls to action for local authorities to level up communities across the UK

Ahead of May's local elections, we published eight [calls to action](#) for public authorities to level up and transform communities across the UK. They include recognising the role of investment and professional stewardship and embedding net zero and social value at the heart of decision-making.

Putting the profession at the heart of the land reform debate in Scotland

Over the past year, we have worked closely with the Scottish Land Commission as part of its workstream to better understand the [rural land market](#) in Scotland, creating a dialogue with members and sharing our rural land market survey data. We are also working with the Commission on Community Wealth Building, for which we held a joint webinar on housing supply.



Any members who wish to participate in future RICS thought leadership and advocacy in Scotland should contact Jo Lindon, RICS Head of Public Affairs, jlindon@rics.org



Impact in Northern Ireland



Despite prevailing political uncertainty in Northern Ireland over the past year, we have engaged with a range of policymakers to create greater public visibility for the profession and to deepen our relationship with strategic decision-makers, positioning RICS as a trusted friend of government and the wider built environment sector.

Highlights in Northern Ireland

Decarbonisation and sustainability

With the *Climate Change Act* being passed in Northern Ireland, public bodies, universities and housing associations are increasingly interested in how RICS can help. RICS members met with the Head of the Northern Ireland Civil Service to promote the role of chartered surveyors in addressing climate change and decarbonising the built environment. A number of agencies have adopted RICS standards, including:

- the Strategic Investment Board promoting the use of [Whole life carbon assessment](#) as a way to measure compliance with net-zero standards in public buildings and
- the Northern Ireland Department of Finance endorsing [ICMS](#) in its [Sourcing and construction toolkits](#).

Housing associations are also using *Whole life carbon assessment* to understand their operational and embodied carbon on their journey to net-zero carbon. The Infrastructure Committee of the Northern Ireland Assembly was also briefed by RICS on the need for standardised carbon measurement throughout the construction lifecycle to deliver on net-zero commitments.





Building performance

In Northern Ireland, measuring building performance was on the agenda for education providers and public bodies. We presented [IBOS](#) to the Education Committee of the Northern Ireland Assembly and explained how it could support schools and colleges in delivering experiences for their students, faculty and staff which would improve the educational experience.

Queen's University Belfast have adopted IBOS as they seek to return to pre-pandemic operating practices across their estate and encourage staff and students back onto campus. The Northern Ireland Court and Tribunal Service have also adopted IBOS into their estate strategy as they seek to understand how property metrics can drive people metrics across their buildings. The data that they are collecting will be used to understand in finer detail the performance of their estate and, ultimately, to prioritise investment in their estate.

Commercial real estate impact

We promoted the [Commercial real estate impact report](#) to a wide range of market and government stakeholders to highlight the centrality of commercial real estate to post-pandemic recovery and its significant contribution to the economy. We engaged with Chambers of Commerce, retail and hospitality sectors and policymakers as they rethink how to build back through post-pandemic ways of operating.

RICS in Northern Ireland believes that prioritising the right conditions for well-managed, investible and sustainable commercial real estate will be key to delivering economic growth and a positive social contribution to the regeneration of our towns and cities.





Building safety

RICS members met with the Head of the Northern Ireland Civil Service, Construction and Procurement Delivery and others to discuss the issue of building safety. They offered RICS insight and expertise into understanding the scope of the problem in Northern Ireland, how cladding can impact valuations and what we are doing to support building owners, leaseholders and other affected parties in remediating the problem.

We are also liaising with organisers of the Fire Safety Review group to provide technical insight and experience from other parts of the UK to deliver the best possible outcome locally.

Dispute resolution

RICS' Dispute Resolution (DRS) has presented to members of the Northern Ireland Construction Group as part of our promotion of the role of chartered surveyors in resolving disputes quickly and inexpensively. Earlier in the year, we secured adoption of the Commercial Rental Independent Evaluation Service when the Department of Finance promoted the service to businesses operating in Northern Ireland who were coming to the end of pandemic protections from eviction in the case of rent arrears.

We continue to explore opportunities to develop DRS in the market and to promote the Conflict Avoidance Pledge to support contract delivery amid uncertain market conditions.

Northern Ireland Manifesto

We have promoted the usefulness of the profession in dealing with challenges in the built and natural environment in Northern Ireland to policymakers, legislators and public bodies. We have created a manifesto with eight calls to action for the next Northern Ireland Executive. Our market insights have shaped government policy, and our standards and thought leadership are used to deliver confidence and our public advantage remit.



Any members who wish to participate in future RICS thought leadership and advocacy in Northern Ireland should contact Emmet McDonough-Brown, Public Affairs Lead for Northern Ireland, emcdonoughbrown@rics.org

Delivering confidence

We are RICS. Everything we do is designed to effect positive change in the built and natural environments. Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure. Our work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

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