

CORPORATE REPORTING

Global performance report Q3 2025



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Our key numbers

CANDIDATES AND DESIGNATIONS

112,196

number of professionals
(with RICS designations)

27,940

number of candidates
working towards a
professional designation

1,606

new candidate enrolments

429

new professionals





Financial update

Our year to date nine-month operating results of £4,229,000 are above budgeted expectations of £1,382,000.

Continued strong performances on commercial revenues and margins as well as Dispute Resolution Service revenues are key to this result. Subscriptions are tracking in line with budget, and election and enrolment revenue is running behind budget due to fewer elections in the year and higher assessment costs.

People cost savings continue as a result of the organisational redesign implementation. Operating costs are also significantly below budget given the savings we have identified. Some of these savings have been reinvested in the World Regional Boards for member engagement. Investment performance is now above our expectations for the budget, having recovered from Q1.

We continue to invest in strategic projects such as the member app and CPD, in line with budget.



Introduction

Enhancing member value and engagement

At the heart of our new operating model is a drive to deliver more value for members. This quarter we saw the first results of a substantial effort to provide resources and opportunities that meet our member needs, wherever they are.

More grassroots activities began to take place across the UK, Europe, the Americas, the Middle East, Africa, Asia and the Pacific. These ranged from candidate support sessions to specific opportunities to learn about our standards, conferences and collaborations with various academic institutions.

Applications to join our Governing Council matched the high levels of 2024. This engagement from members is crucial for RICS, and we're working to maintain momentum to ensure that member voices and perspectives help to shape the future of our profession.



Strengthening trust in the profession

During this reporting period, major consultations have taken place, with members sharing their expertise in relation to the *Home survey standard*, *Surveyors acting as expert witness* and *Global construction standards*. Meanwhile our [Responsible use of artificial intelligence in surveying practice](#) standard was published (effective 9 March 2026), to support surveyors in harnessing the potential of AI while maintaining professional skill and experience.

Our duty to uphold the public interest often sees us contribute to policy. In this quarter, RICS responded to proposed UK government leasehold reforms. As the government seeks to improve transparency in the leasehold sector, we're working to ensure that our members are positioned to support this work, and the public, using our regulatory experience and existing infrastructure.

Attracting a diverse next generation

As part of our continued efforts to encourage and support the next generation, Q3 saw many inspiring events, including a well-attended Black History Month DEI event held in partnership with Savills, Grosvenor, The Crown Estate and, Black Women in Real Estate; and the Global DEI Forum.

The B.E. Inclusive Memorandum of Understanding (MOU) between built environment sectors increased from six to nine signatories, reaffirming the collective commitment to drive DEI across the industry.

Supported visits to Dubai and India to strengthen relationships with regional members highlighted new perspectives on DEI in the Indian and Emirati context, spanning gender, caste, language, region and socioeconomic diversity.



Leading and influencing on sustainability

It's essential that current and future surveyors are equipped with the appropriate skills to facilitate the decarbonisation of the built and natural environments, along with wider environmental initiatives.

In Q3, we launched a pilot programme to explore the potential for two new professional pathways that better serve the changing needs of markets, employers and society. We opened expressions of interest for those individuals who would like to learn more about Residential Retrofit Surveying (AssocRICS) and Sustainability Advisory (MRICS) pathways.



Member engagement and support

Driving member value across borders and sectors

Q3 showcased RICS' commitment to enhancing member value and market influence globally.

With strong attendance across the events held, this period was pivotal in reinforcing RICS standards, supporting the next generation of professionals and ensuring our global strategy is effectively localised across the Americas, APAC, Europe, MEA, and UK and Ireland regions.

Delivering global impact and locally relevant engagement

Engagement activities spanned technical site tours, valuation standards updates, CPD seminars and innovation forums – each grounded in local need and global best practice.

81%
global member satisfaction (CSAT)

90
total events held

3,616
total attendees

21
countries engaged

Member engagement and CSAT overview

In Q3, we received 1,742 member engagement responses via post-event surveys, a notable increase from the 1,075 responses collected over the same period in 2024. This significant growth in feedback volume indicates that more members are actively invested in shaping and improving the event experience.

While the volume of feedback has grown, the overall CSAT score has declined slightly, falling below the 82% benchmark to 81%. The CSAT score reflects the percentage of respondents who rated events 8, 9, or 10 out of 10.

Regional conference attendance

383

India CRE Conference

243

MIPFM International Property Conference

219

Hong Kong Conference

200

India Residential Property Conference

108

Northern Ireland Conference

85

Netherlands Valuation Conference

Global next generation activity

Our global efforts to engage and support the next generation of professionals are central to future-proofing the industry. Q3 saw focused initiatives aimed at candidates, students, and the Matrics community to strengthen the professional pipeline worldwide.

- 64 global events were held for the Matrics community.
- 1,555 delegates attended.
- Events were held in the DACH region, UK&I, KSA, and UAE. Notably, 50 of those events were held in the UK&I, reflecting a strong focus on grassroots engagement in that market.

Regional highlights

APAC: Malaysia

- Activity: Delivered student talks at Heriot-Watt University and SEGi University in Malaysia, directly engaging with 37 students to introduce RICS professional qualifications.
- Impact: Raised awareness of RICS qualifications and encouraged early interest, contributing directly to growth in student membership in the region.



Heriot-Watt student talk



SEGi University student talk

South Asia

- Activity: Conducted a student engagement session with 60 students at Amity University, Mumbai, introducing them to RICS professional qualifications.
- Impact: Increased awareness and interest in RICS qualifications, encouraging early engagement and boosting student membership.



Amity University student engagement

Hong Kong

- Activity: Delivered student talks at University of Hong Kong and Hang Seng University, engaging 120 students.
- Impact: Increased awareness of RICS qualifications and student membership.



University of Hong Kong student talk



Hang Seng University student talk

UK&I

Across all UK&I regions, RICS continues to see strong appetite for professional development and networking, both in-person and online. These activities are instrumental in ensuring members remain informed, connected, and supported as trusted professionals in the built and natural environment.

- From Assessment of Compensation Events (Getting it Right) in the North East of England to the Chair's Summer Reception and Building Regulations Updates in the Midlands, members engaged in technical learning and lively networking. The West Midlands led activity with over 250 attendees across sessions, including Meet the Regulator with SRB and Chat & Chai with LionHeart.
- In the South of England, events in Bristol, Brighton and Kent focused on legal updates and professional practice, while *NELA's GDPR at 7* seminar in London explored data privacy challenges.
- We also presented the university engagement strategy for UK&I at the iBEE & RICS Accredited Providers Conference 2025. The event provided an excellent networking opportunity; we built on relationships with Associated Schools of Construction (ASC) for a potential student competition and discussed ways we can improve our engagement with students.
- The Northern Ireland Annual Conference 2025 was held on 8 September, with over 170 in attendance. A range of topics were covered, from the *Building Safety Act*, *The Procurement Act 2025*, remote working, and mental health and wellbeing in the industry. We were joined by the CEO Justin Young and Acting President Nick Maclean.
- In Scotland, visits to HMP Inverness and the Rural Forum with SRUC highlighted collaboration and regional insight.
- In Wales, RICS presented at the Royal Welsh Show on 21 July, which was attended by over 240,000 agriculture enthusiasts (and HRH The Princess Royal) over four days. The presentations were thought-provoking, packed with deep analysis of renewable energy and the code of practice, the development of AI and its application in the built and natural environments, as well as our regular updates on the rural economy in Wales.



iBEE & RICS Accredited Providers Conference

Americas

Targeted technical content and localised CPD: A specific highlight was the BC chapter talk for young professionals about using BIM for Quantification and Limitations in the BC Market. The event was hosted by Turner and Townsend in collaboration with the local chapter and attracted 25 members, candidates and potential members.



BC chapter talk

Cayman Islands

Residential Housing Index

Launch: The Cayman Islands chapter hosted a high-profile event with the government to launch their residential property price index. The Premier was scheduled to speak and high-level government was involved. We sold 214 tickets, including 100 free tickets for local members to provide member value, and brought in over \$6,000 in ticket sales through multiple sponsors.



Amity University student engagement

South Asia

Cross-profession collaboration and Centre of Excellence launch: RICS successfully launched the RICS-Crescent Centre of Excellence for Built Environment in Chennai. This pioneering initiative is envisioned as a knowledge and innovation hub that will bring together academia, industry and policymakers to reimagine the built environment. Our focus will be on sustainability, resilience, digital transformation and inclusive growth, all critical for shaping the future of India's cities and communities.



Launch event in Chennai



Europe

Sustainability and ESG leadership: The region maintained a strong commitment to environmental, social and governance (ESG) expertise through specialised programming and site tours (e.g. in Germany and France) and technical events such as RICS' Netherlands Valuation Conference. This successful half-day conference engaged 85 real estate professionals. The content focused on critical areas, including IVS, AI and valuation, and non-financial information in valuation. The event allowed members to gain 4 CPD hours, network with peers and potential stakeholders, and promoted RICS standards.



Netherlands Valuation Conference



Middle East & Africa (MEA)

UK-Ghana trade mission success: Following a recently signed collaboration agreement between DMA Invest and RICS, our members in Ghana had the opportunity to participate in the UK-Ghana trade and investment mission.

The mission was delivered in partnership with UK Export Finance, the Department for Business and Trade, the Foreign, Commonwealth & Development Office, the UK-Ghana Chamber of Commerce, and Ghana's 24H+ Secretariat. This high-level mission offered real value to our members, giving them the chance to connect with key players, build meaningful relationships and take advantage of exclusive opportunities.



UK-Ghana trade and investment mission



Stronger governance, broader voices

In Q3, RICS completed a total of 29 board appointments, which significantly strengthened our global governance. These appointments included members from the Americas World Regional Board and various Regional Advisory Boards, with a notable addition of a new Regional Board Chair based in Qatar. The successful, competitive processes highlighted strong member engagement and a renewed commitment to shaping the profession's future.

Key highlights

- **Americas World Regional Board:** Following a strong response of 16 applications, four new members were appointed (Gareth David MRICS, Hayley Drever MRICS, Adam Kavanagh MRICS, Jeffrey Climans MRICS).
- **South Asia Regional Advisory Board:** Six new members were appointed (Ritesh Sachdev MRICS, Dinesh Wadehra MRICS, Radhika Shenoy MRICS, Shihaan Burah FRICS, Sathish Rajendren FRICS, Bipin K Misra MRICS), from an impressive 25 applications.
- **Africa Regional Boards (MEA):** Six new members were appointed in East Africa (Antony Mutisya MRICS, Daniel Mwasandube MRICS, Matthias Mulumbwa MRICS) and South Africa (Thato Mokgaro MRICS, Mart-Mari Els MRICS, Lindelani Matshidze FRICS).
- **UK&I Regional Advisory Board Chairs:** Four new Chairs were announced, reflecting increased enthusiasm among members to take on leadership roles: Jay Ridings MRICS (South-West), Sirah Parkes FRICS (East Midlands), James Hughes MRICS (London), and Brian Reid FRICS (Northern Ireland).

The high level of interest and candidates across all regions, from the Americas to South Asia and Africa, not only reinforces the renewed trust in RICS but also ensures that future regional strategies will be guided by diverse, dedicated and highly-experienced member leadership.

The strong applicant pool across these appointments underscores the positive trend of members actively stepping up to influence RICS' global direction. See how to [join a Board, Committee or engagement group here](#).

Hear from Neil Hamilton BSc (QS), MRICS, FAIQS, Chair of the RICS Qatar Board



'In my leadership role at Quantex Qatar, I have built a strong ethos around client care and delivery by ensuring exceptional QS service at every stage of a project.

Qatar has ambitions and vision for the future development of the country and RICS can play an important and leading role over the coming years.

My goal is to put RICS 'back on the map' in Qatar in a positive and meaningful manner, and to encourage the growth of the profession by attracting young graduates and newly-qualified members, who are needed for the future growth of the profession.'

Neil Hamilton BSc (QS), MRICS, FAIQS, Chair of the RICS Qatar Board



Professional practice

The Knowledge and Practice Committee (KPC) is responsible for overseeing the advancement of knowledge and professional practice. Reporting to the RICS Board, the Committee supports the implementation and development of technical standards (providing input to the Standards and Regulation Board) and assists in amplifying the voice of the profession.

Key activities

Land and natural resources

Completion of policy consultation response

The UK government consultation [Electricity network infrastructure consents, land access and rights](#) proposes a range of reforms to enable the rapid deployment of future network connections, while ensuring that the rights of landowners are respected. The aim is to speed up the deployment of new grid connections to meet net zero and clean power goals by 2030. RICS members are heavily engaged in this work, representing both the licence holders and landowners.



Webinar – geospatial client guide RICS/CICES/TSA

A new guide, [Do You Need a Survey? A practical guide for UK clients](#), has been published to help professionals across the UK's built and natural environments make informed decisions when procuring geospatial surveys. Produced by SLG, the guide aims to reduce project risk, save time and money, and promote best practice across the industry.

Geospatial surveys are often the first step in major construction, infrastructure or land development projects. If done correctly, they deliver high-value data that informs planning, design and delivery, while avoiding costly delays and errors.

Planning reform, affordable housing provision and new towns

The Planning & Development Expert Group, along with Tony Mulhall, have continued to engage with UK government on the proposed planning reform agenda. We submitted responses to government consultation on planning committees, new towns, brownfield passports and biodiversity. This is [part of a series of inquiries](#) the government is running, with the first looking into how the government could reform planning committees to support a plan-led system and ensure appropriate democratic oversight.

Planning is a key component of the government agenda, and an important sector for RICS, and we have made sure to engage fully with MHCLG, the Oxford Planning Conference and RICS' Planning and Development Conference.

Residential property

Response to government consultations

We gave responses to MHCLG's consultations on the decent homes standard and leasehold reform. Meetings were held with members, with responses then drafted and submitted.

Building surveying and building control

House of Lords Industry & Regulators Select Committee evidence giving on effectiveness of the Building Safety Regulator (BSR) and post-Grenfell reforms

Gary Strong [gave evidence](#) on the problems and solutions regarding the Gateway 2 applications for high-risk buildings, which inform government on widespread issues both in industry and in the BSR.

Welsh government Senedd – giving evidence on Building Safety (Wales) Bill

Gary Strong [gave evidence](#) to the Welsh Senedd scrutinising the draft Building Safety (Wales) Bill, drawing upon our experience of the England *Building Safety Act* 2022 implementation.

The new Bill will deal with the in-occupation phase only for residential buildings, unlike the BSA in England. We gave evidence about the challenges the BSA had brought for industry and government alike, and made recommendations about learning the lessons from this to ensure the policy implementation goes smoothly without unintended consequences.

Interview with Financial Times on BSR challenges and government housing target

Gary Strong and Martin Samworth outlined the evidence we had given to the House of Lords Select committee and the financial challenges to developers not receiving approval in the 12-week statutory period, and how this will adversely impact delivery of the government housing target.

Commercial property

Hosted the European Investment Update

RICS hosted the European Property Investment Update on 30 September 2025 at RICS HQ. The event brought together prominent European real estate investors, offering a platform for market leaders across regions to showcase their perspectives and connect with peers.

Global Property Linked Finance Initiative (GPLFI)

Nigel Sellars represented RICS as an Advisory Group Member of the Global Property Linked Finance Initiative (GPLFI), co-chaired by the [Green Finance Institute](#) and the [Climate Bonds Initiative](#).

Property-linked finance is a mechanism to channel investment into sustainable buildings. The capital raised from these products can be used for climate solutions while improving the energy performance of both commercial and residential buildings.

Construction

Global Construction Standards

The Global Construction Standards consultation launched in September. This is RICS' first standard covering global principles of QS and construction practice. This will be published alongside six supporting documents setting out guidance on best practice for QS and PM.

Interview with Reuters

Reuters [interviewed Amit Patel](#) on robotics in timber construction and the projected increase in the use of timber construction, in which contractors intend to use robots to overcome some skill shortages.

Malaysian delegation visit

A delegation from the [Malaysian Construction Industry Development Board](#) (CIDB) visited RICS to encourage collaboration and engagement in discussions of mutual interest, with particular reference to the place of RICS standards in cost management and cost control matters.

Valuation

New article on upward-only rent review policy position published

A collaboration between RICS public affairs, PGPs and internal stakeholders responding to a 10 July government announcement 'banning' upward-only rent reviews [was published](#). The response was promoted with internal and external stakeholders.

Cross-industry discussions regarding proposals to change the home buying and selling process

MHCLG are proposing to update the home buying and selling process, with a [public consultation](#). With major proposals on the table impacting RICS members (agency and residential survey), regulated firms and ultimately the general public, this project is a significant focus for RICS.

Other organisations involved in the discussions include the Law Society, Conveyancers, Propertymark and UK Finance.

V20 for G20

Valuation Professional Organisations (VPOs) from the G20 countries (and friends) re-affirmed their commitment to the [V20 declaration](#).

Ben Elder chaired a summit meeting that is attempting to establish valuation as an official expert working group of the G20 nations.



Sustainability

Whole Life Carbon Assessment (WLCA) in the built environment 2nd edition adoptions and implementations

We made further progress in promoting the WLCA standard. One Click LCA received the WLCA Validation badge, with over 5,000 projects now utilising the standard in its platform. Our standard was featured in the WBCSD-led publication *A Guide to Alignment in the Built Environment*, developed in collaboration with Autodesk, AECOM, Arcadis, Arup, Foster + Partners, Ramboll, and SOM, offering step-by-step guidance for transparent embodied carbon assessments through optimised building information modelling workflows.

We have also updated the Built Environment Carbon Database (BECD) to align with WLCA, ensuring that asset and product-level data closely align with industry needs.

Climate Week NYC

RICS participated in Climate Week NYC 2025 through a series of high-impact engagements. At a workshop hosted by Saint-Gobain's Sustainable Construction Observatory and Villa Albertine, RICS joined 35 global leaders to co-design priority actions for sustainable construction, contributing to an action paper to be launched at COP30.

At Twin Talks NYC, held at AECOM's Manhattan headquarters, we engaged in discussions on embedding resilience into US municipal infrastructure, with insights from Phoenix Mayor Kate Gallego and experts from Duke University, ASCE, AECOM, and the Port Authority of New York and New Jersey.

RICS co-hosted the 'Protecting Asset Value' session, where Senior Vice President Maureen Ehrenberg emphasised climate-aligned strategies to safeguard property value.



Additionally, the RICS Tri-State chapter hosted 'Policy in Action: Driving Resilient Infrastructure in NYC', convening industry leaders to explore innovative approaches to infrastructure resilience and community impact.

New sustainability advisory pathway open for expressions of interest

RICS is developing a new professional pathway in Sustainability Advisory (MRICS). The pathway is designed to support sustainability leadership and strategic decision-making across the built and natural environments. We are planning a pilot to validate demand and shape the competency framework through input from employers, individuals and educators.

The pathway will embed global sustainability standards, regulations and taxonomies, helping professionals navigate complex decision-making across projects, programmes and portfolios. A phased launch is planned for 2025–26, with a pathway for Residential Retrofit (AssocRICS) also in development.

'The RICS Sustainability Advisory pathway reflects the growing demand for professionals with the expertise to guide clients, organisations and markets through the complex challenges of environmental responsibility, regulatory change and sustainable development. By defining clear competencies and setting a global standard, RICS has an opportunity to equip professionals with the skills they need to lead in this critical area, while reinforcing the profession's role in driving positive, measurable impact.'

RICS Europe World Regional Board

Data, tech and AI

Celebrating 10 Years of ICMS!

The [International Cost Management Standards \(ICMS\) Coalition](#) hosted its 10-year event at the International Monetary Fund (IMF) headquarters in Washington, DC, on September 24–25, 2025. Over the past decade, ICMS has grown into a truly global coalition standard.

The 3rd edition of ICMS, alongside our Whole life carbon assessment (WLCA) standard, is now recognised as a leading taxonomy for life cycle costs and carbon emissions. From Australia and Ireland to the US, adoption is on the rise.



Artificial intelligence in construction report 2025

In September, RICS published its first global [AI in construction report](#), based on feedback from over 2,200 professionals worldwide. The report reveals that respondents are optimistic about how AI can enhance value, particularly in areas such as design, scheduling and cost control. However, only 1% of firms have successfully implemented AI across their projects.

To close this gap, the report recommends that industry, government and professional groups collaborate. This report follows the introduction of RICS' first global standard for [Responsible use of AI in surveying practice](#), demonstrating our ongoing commitment to leadership in data, technology and innovation.

RICS at Autodesk University 2025

RICS took part in a packed panel: Future-Proofing Prefab: Scaling Tech Innovation in Industrialized Construction. The discussion focused on transitioning from engineered-to-order to configure-to-order systems and emphasised how collaboration, leadership and trust facilitate the scaling of industrialised construction.

Panellists also highlighted the value of integrating product platforms with digital tools and connecting prefab innovation with AI and data. The session highlighted the need for shared standards, skills training and learning from other sectors to realise the benefits of industrialised construction fully.

DEI

- [Joint Black History Month DEI event](#): Partnered with ERGs from Savills, Grosvenor, The Crown Estate, and Black Women in Real Estate (BWRE) to deliver a powerful event focused on equity, representation and shared learning across the built environment.
- [Global DEI Forum](#): Continued development of our global DEI guidance for professionals, embedding inclusive practice across networking, events and panels. We focused on social mobility, highlighting pathways for equitable access with an event in August with Genz Recruit about attracting talent into surveying roles.
- [Membership trips in Dubai and India](#): Supported visits to strengthen relationships with regional members, discuss DEI priorities in local contexts and share insights from our race, ethnicity and culture work.
- [B.E.Inclusive MOU expansion](#): The Memorandum of Understanding (MOU) between built environment institutions expanded from six to nine signatories, reaffirming collective commitment to advancing DEI across the industry.
- Member engagement: Continued promotion to drive members to fill out data participation and strengthen the data that will inform our long-term inclusion strategy.



Standards and Regulation

The Standards and Regulation directorates support the profession through maintaining public trust and confidence for the benefit of society. Strengthening trust underpins client and wider public confidence, through upholding professional standards by regulatory activities and assurance programmes.

Regulation and Assurance Operations

The Regulation and Assurance Operations directorate supports the profession to underpin client and public confidence and uphold professional standards through regulatory activities and assurance programmes. See [Regulation](#) for more detail.

529

Designated Professional Body scheme firms (UK only)

1,701

Client Money Protection scheme firms

10,008

RICS-regulated firms

15,612

Valuer Registration scheme members

140,327

individual members

In this quarter we:

- received 1,685 concerns about RICS members, of which 657 related to individual members (3,288) or regulated firms (369)
- opened 123 new investigations and
- closed 179 investigations.

Support teams

The profession support and assurance teams, supporting the Valuer Registration, Firm Registration, Client Money Protection and Designated Professional Body schemes, have:

- conducted 152 member support or regulatory review visits
- held 12 regulatory compliance workshops and webinars
- reached 1,146 regulated members and firms and
- undertaken reviews against £259m of client money.



Regulatory Tribunal

The independently-led Regulatory Tribunal, chaired by Alexandra Marks CBE, dealt with:

- 6 cases, including 5 disciplinary panel hearing
- 0 registration panel hearings
- 0 interim measures hearing
- 1 single member decisions
- 0 appeal panel hearing
- 6 sanctions issued (more than one sanction may be issued in a case).



Responsible use of AI in surveying practice

Developed with an expert working group of members and industry experts, RICS [launched this new standard](#) in September. It is supported by new training products and we will be organising a webinar to aid members and firms in complying with the new standard.

Other professional standards

We launched a new edition of [Countering financial crime](#), which includes additional guidance on sanctions compliance and the use of crypto- currencies.

We have also consulted on a new edition of *Surveyors acting as expert witnesses*, and an option to develop a Home survey scheme alongside amendments to the *Home survey standard*.

Valuation Assurance Committee

We are continuing work to develop a pilot scheme to explore implementation of recommendations to strengthen support for valuation compliance in firms.

Education and qualification standards

Assessment numbers are traditionally lower during the UK summer months. This is expected.

Assessment numbers in UK and MEA will be higher than the FY25 annual plan, all other regions are currently tracking lower than expected, with significant variations-to-plan in China (36%), Americas (44%), Europe (78%) and Hong Kong (71%).

Similarly, election numbers are higher than plan but masking significant below-plan numbers in China (55%) and South-east Asia (67%).

Globally, elections remain at 92% of FY25 plan. An increase in recent performance in UK (97% from 92%) has been hampered by continued significant challenges in Europe (52%), China (46%), Hong Kong (59%), and South Asia (79%).

	Assoc assessments	MRICS assessments	Enrolments	Elections
Q1	124	373	1,827	631
Q2	242	2,536	1,757	1,817
Q1 + Q2	366	2,909	3,584	2,448
Q3	184	192	1,606	432
YTD	550	3,101	5,190	2,880

In addition, 24 accreditation visits took place, and one new Lead Assessor and one new Principal Assessor were appointed.

DRS Appointment Services

During Q3, DRS received a total of 760 applications, covering both construction adjudication and commercial services. Overall activity levels remained broadly consistent with recent quarters, reflecting ongoing engagement with RICS services.

In the **construction sector**, 321 adjudication applications were received, compared with 331 in the same period last year. Although slightly lower year-on-year, this represents a small increase from the previous quarter (317), indicating a stable level of demand.

In the **commercial sector**, 439 applications were received for rent reviews, showing a marginal increase on the same period in 2024 (436 applications) and a notable rise from 317 in the previous quarter. The figures reflect continued activity in the commercial sector and sustained use of RICS services.

Overall, while application numbers vary slightly between quarters, they continue to demonstrate a stable pattern, consistent with broader trends in the construction and commercial markets.

DRS Quality Assurance and Panel Management

In Q3, the Panel Management Team has been focused on concluding the recruitment of new construction adjudicators.

RICS is the UK's leading adjudicator nominating body, and demand to join our Panel remains extremely high. The Panel's strong reputation across the industry rests on the calibre of its adjudicators, so it is essential that we appoint only those with the highest levels of knowledge, skills and experience.

This year we received over 90 applications. After a rigorous review by the Selection Committee, which includes independent external assessors, 61 candidates were shortlisted for interview.

DRS Education

In line with previous years, Q3 is usually the quietest period of the year. It has, however, been slightly higher than 2024 Q3, which is reflective of the strong year we have had to date.

We had 117 new delegates for 2025 Q3, compared with 2024 Q3 where we had 66. This is down to some of the bespoke training, e.g. Transport for London, as well as the reintroduction of the Adjudication competencies, which are mandatory for those on the RICS UK Panel of Construction Adjudicators.

During Q3 we commenced training cohorts for an Expert Witness Programme in the Middle East and UK as well as the Diploma in Adjudication (South Africa). There have been additional adjudication competency sessions for the Decision Writing Workshop for those that are due for reassessment in 2026.

We delivered a hybrid training session on legal and professional practice for independent experts in the commercial sector, supporting the development of new talent for the Commercial Rent Review Panel. The in-person segment concluded with a networking dinner to foster peer engagement.

We welcomed a second Transport for London cohort for conflict avoidance training, reinforcing TfL's commitment to embedding Conflict Avoidance Process (CAP) principles across its operations.

DRS Consultancy

DRS hosted its second Adjudication Dinner in Birmingham, welcoming over 100 professionals for CPD, networking, and service updates. The event featured sessions on decision-making psychology and inclusivity in construction, with reflections on the evolution of construction adjudication from a guest speaker.

Government liaison

In the UK, we attended a workshop focused on simplifying and standardising Section 106 agreements for medium-sized developments (49 dwellings or fewer), in response to proposals outlined in MHCLG's May 2025 consultation and recent data from the Home Builders Federation.

We were also invited by both the Hong Kong Ministry of Justice and the Ontario Attorney General to comment respectively on mediation regulation reforms and on draft regulations linked to the *Construction Act* amendments under Bill 216.

In South Africa, DRS participated in a roundtable with infrastructure stakeholders to discuss the impact of the new mediation directive on industry disputes, and also held strategic discussions on expanding Conflict Avoidance Process (CAP) procedures in the South African public sector, focusing on future collaboration and potential appointments through RICS DRS.

DRS was also represented at a consultation meeting hosted by the Ministry of Justice in New Zealand relating to a consultation on the creation of a statutory adjudication framework for civil and commercial disputes. This would be the first framework of its kind globally, adapting the successful construction adjudication model to apply across a wide range of business-to-business disputes. The session included government officials and representatives from the key Adjudication Nominating Authorities (ANAs) under the *Construction Contracts Act 2002*.

We also [recorded a podcast](#) for the RICS series, exploring the impact of CAP on the construction industry, sharing practical examples of its integration into contracts and promoting the Conflict Avoidance Pledge to encourage broader adoption across the sector.

Delivering confidence

We are RICS. As a member-led chartered professional body working in the public interest, we uphold the highest technical and ethical standards.

We inspire professionalism, advance knowledge and support our members across global markets to make an effective contribution for the benefit of society. We independently regulate our members in the management of land, real estate, construction and infrastructure. Our work with others supports their professional practice and pioneers a natural and built environment that is sustainable, resilient and inclusive for all.

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