



RICS AGM 2026: QUESTIONS AND ANSWERS



About

At this year's Annual General Meeting, RICS committed to answering all questions submitted and publishing answers on our website. This includes questions submitted in advance, raised during the AGM, and received during the post-AGM submission period.

We have not published the names of those who asked questions and removed any identifying details. Similar questions have been summarised and/or joined together to avoid duplication.

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Membership

Will the membership app be updated to include newsletters and other communication options?

We are dedicated to updating and improving the new member app, so it remains a useful and engaging tool for members. We have recently updated it to include *Modus* and *Journals* content, making it easier for you to read articles and log CPD as you go. As well as the app, we are in the process of improving our digital communications to make them more relevant and personalised across channels and regions.

RICS subscription fees are relatively high compared to comparable professional bodies. How does RICS justify this position, and what tangible, measurable improvements will be delivered within the next 12 months demonstrate real value to members?

Our fees reflect the unique value and breadth of what RICS provides. The following factors mean that RICS as a professional body isn't entirely comparable with others, both in the built environment and across other industries:

1. We are a global regulator as well as a professional body, working for the benefit of our members, their clients and the public.
2. We have a large international membership that benefit from local events, international standards and regulatory assurance, and regional market teams.
3. Members benefit from a globally recognised professional accreditation, sought after by clients across a range of sectors.
4. RICS has recognition and influence on a global stage, securing adoptions worldwide for leading standards with partners including the UN Environment Programme (UNEP).
5. We have a broad diversity of pathways and professional practice that make up membership, unlike other professional bodies in the built environment.

Delivering greater value to our members is a continuous commitment, and a key part of that is making engagement easier and the benefits of membership more tangible.

Earlier this year we launched the RICS member app, bringing together CPD logging, profile management and your digital membership on your mobile device. Our CPD framework helps you stay up-to-date on issues impacting your practice, supporting lifelong learning and professional development.

Likewise, we provide our members with the standards, tools and support needed to succeed in their day-to-day work. Our Responsible Use of AI standard was the first of its kind across the built environment and its supporting resources help members embrace innovation while maintaining quality and effectiveness.

How can members of the public understand the difference between MRICS and Associate member of the RICS?

MRICS and AssocRICS are distinct membership grades within RICS, each with different entry requirements and professional standing. Chartered Members (MRICS) have met the requirements for chartered status and are entitled to describe themselves as Chartered Surveyors, while Associate Members (AssocRICS) have demonstrated relevant competence and experience through the Associate assessment route but do not hold chartered status.

To help the public understand the difference, members are required to use the appropriate professional designation (MRICS or AssocRICS) and information on the [RICS website](#) explains the different membership grades and their requirements. We keep our communication and professional standards under review to ensure that consumers can make informed decisions when selecting a regulated professional.

What actions is RICS now following to bring back mutual recognition of RICS qualifications across all member states of the European Union?

Labour's election manifesto promised to improve the UK's trading relationship with the EU, outlining three specific measures to be taken. One of these is a 'mutual recognition agreement for professional qualifications'. The UK-EU Trade and Cooperation Agreement (TCA) allows for Mutual Recognition Agreements (MRAs) to be negotiated on a sector-by-sector basis.

Professional bodies on both sides can propose MRAs for the UK and EU to consider. These would simplify recognition processes for specific groups of professionals moving between UK and EU for work. To date the government has not made any further announcement on the negotiation of a MRA but RICS remains open to working with our EU members on the development of an MRA for surveyors.

How will RICS' status be promoted and made recognisable in the US and Canada?

Across North America, we are building this recognition through close work with employers so that they express a preference for RICS by employing, and developing individuals to become, members. We are also developing relationships with regional governments and allied professional bodies. While state-by-state framework in the US makes it challenging to achieve full recognition by licensing bodies nationally, we have achieved more success in Canada with the likes of the Canadian Institute of Quantity Surveyors (CIQS).

How does RICS intend to increase its influence with governments, clients, and employers in the Gulf Cooperation Council (GCC) so that chartered status delivers more tangible commercial and professional value for members working outside the UK?

RICS has grown from strength to strength in the GCC and now stands at over 5,500 members in that region. A key focus has been on ensuring the recognition of RICS membership and the professional competence, skills, ethics and expertise our members bring to the built and natural environment. That recognition is driven through being a referral standard by governments, as well as being a standard employers prefer when recruiting and developing professionals. Our work also extends to research and thought leadership in areas such as skills and AI. This year we will have run over 200 events in the region to help develop profile, recognition and influence for RICS and its members.

What specific initiatives is RICS planning to implement over the next three to five years to increase the value of membership for professionals working in Saudi Arabia?

Our membership within KSA has grown significantly over the last few years, currently sitting at more than 2,000 candidates and members in the country. To support this growing membership, we are continuing to strengthen our presence in the country.

This year, we have registered a new legal entity, RICS Arabia, in the region and are committing to increase our on-the-ground footprint. This includes investing in a dedicated Country Manager and premises.

This is part of our plan to provide value to members in the form of recognition, local member services, opportunities for networking and community, as well as learning and CPD.

The restructuring has had an impact on RICS staff, but membership growth has been reported across several regions. How is RICS planning to sustain this growth despite staff changes, especially across the Middle East and Africa?

The regional empowerment agenda has been, and continues to be, a key goal for the institution. Our goal is to create a truly global institution, rather than a UK organisation with some international outposts. This comes from producing global standards that are supported by regional supplements and ensuring that each region has the right amount of dedicated decision-making ability, budget and staff headcount. These are located where members are so that decisions about local activity can be made locally.

To that end, we've appointed new Market Directors for MEA, APAC, and the UK – the majority of whom are members themselves. Working closely alongside local members, World and Regional boards, and professional groups, their goal is to look at our resources and structure and further develop value and grow membership across these regions.

How will RICS status be made more recognisable in Asian countries?

Across all regions, our strength lies in applying a consistent global framework while adapting to regional market needs. This is driven by the work of multiple regional and international member groups, alongside partnerships with firms, universities, professional bodies and regulators. We have a dedicated team working across APAC on this goal, including a new Market Director for the region.

Already, our work helps underpin international real estate investment in one of the world's most internationally connected markets through globally consistent valuation standards,

especially in Hong Kong. These continued efforts will help increase our influence, and the recognition of RICS membership, in the region.

In markets like India, many employers are not very familiar with RICS, and day-to-day roles often remain the same despite the membership level. Could you explain the real value and global recognition of AssocRICS and MRICS?

We are working to increase the recognition of an RICS designation and the value it offers employers, clients and the public. For India specifically, there is high demand for international level standards, training and skills development, developed and delivered for the India context. In one of the world's largest and fastest growing construction markets, improved project delivery, cost management and market insight can make a significant difference.

Does RICS have established criteria for entering into Memoranda of Understanding (MOUs) with international professional bodies, similar to its arrangement with the Appraisal Institute of Canada (AIC), and are those criteria publicly available?

RICS uses a framework which starts with checking the alignment of any potential partner with our public interest remit, professional values and ethics. We also examine specific areas taken from the UN Sustainable Development Goals, as well as the public perception of any outcomes. Most importantly, throughout the process, we ask if this partnership would bring value to the profession and our members.

What is the institution able to do to limit the commercial impact of a lack of recognition of RICS, especially in international markets?

RICS is already an internationally recognised and respected institution. Over the last year, we have engaged with governments across all of our key markets to demonstrate the value of regulated professionals in the built and natural environment. We also contributed to major international discussions through United Nations' forums on urban development, housing and sustainability, including leading sessions at the UNFCCC Conference of the Parties (COP) 30 and launching the Global Decade of Action for Fire Safety.

Similarly, we were mentioned almost 20,000 times across global media – helping ensure that the views and expertise of chartered surveyors remain part of the public conversation on the issues that shape our profession.

We are continuing to grow this recognition through stronger relationships with governments and regulators across our established regions and in new markets. The standards, expertise and education that is associated with being a RICS professional member is a competitive advantage that our members globally can access.

PGPs, UK & Ireland Board, and Regional Boards are made up of committed members, but their work remains largely invisible to the wider membership. What specific, time-bound actions will RICS take to improve their visibility, and how can members engage?

We are grateful to all members who volunteer their time, expertise and knowledge to our boards, committees and groups. Their contributions play a vital role in ensuring that RICS and the profession are shaped by those who know it best.

Information about members who sit on our [PGPs](#) and [boards](#) is listed on each group's landing page, and contributors are recognised in any release that they work on, including by name in published standards or reports. We also provide speaker and press opportunities, where appropriate, to showcase their expertise.

We will continue to look at increasing the visibility of these groups, including through published meeting summaries and activity plans.

We hold member recognition events throughout the year and have recently launched a [member recognition portal](#), which both offers an opportunity to celebrate the dedication and support of our volunteers.

Opportunities for involvement with these groups is advertised across social media and our monthly All Profession newsletter. Alternatively, please visit the [Join a Board, Committee or Engagement Group](#) page to see how you can get involved.

Can the RICS provide the membership with the number of Members (broken down into designation of Assoc, MRICS and FRICS), the number of student members, number of employed staff (FTE), the number of consultants and the number of volunteers utilised in the year as of the date of the AGM. Can this be relayed to membership annually at the AGM going forward please?

Thank you for the suggestion, we always look to ensure that data and information we provide is relevant and useful for members and in our established reporting processes.

At the end of 2025, our membership comprised 66% MRICS, 19% candidates, 10% FRICS and 6% AssocRICS. We will consider sharing this membership breakdown annually at the AGM.

Information relating to employees, consultants and volunteers is reported through our existing governance and financial reporting processes. For instance, our financial statements provide a breakdown of people-related costs and associated disclosures. As employee numbers can fluctuate throughout the year, we believe reporting through the financial statements provides a more consistent and meaningful measure than a single point-in-time headcount.

I am a land surveyor practicing in British Columbia, Canada, my Association has been greatly impacted by the Professional Governance Act (PGA). Has the UK had the same experience?

From a UK perspective, we have not had a direct equivalent of British Columbia's PGA imposed across surveying in the same way, so the experience has been different.

RICS remains a chartered professional body with its own regulatory structure rather than being brought wholesale under a single statutory professional governance regime. The UK profession has undergone a period which has seen changes intended to strengthen public interest, improve governance, amplify member voices and reinforce the independence of regulation within RICS. Similar to the PGA, the move has been to deliver greater transparency, a greater focus on public interest and stronger regulatory oversight.

In valuation, for example, we have been developing stronger assurance and compliance arrangements following the independent review of real estate investment valuations, including proposals around valuation compliance officers and firm-level regulation.

Regulation

At last year's AGM, RICS committed to publishing a consumer-facing register of regulated firms. Can RICS confirm a specific delivery date and confirm what interim measures will be introduced to protect consumers in the meantime?

RICS recognises the importance of consumers and businesses and other stakeholders being able to verify whether a firm is regulated by RICS. The Standards and Regulation Board is committed to a public-facing register of members and regulated firms, and this remains an active priority.

We are also considering the feasibility of publishing registers of specialists, such as Valuation Register Scheme or from the DRS community, like members of the Presidents Panel. However, as a non-statutory organisation, this work is complex given the breadth, sophistication and international scale of the profession. Any register must be accurate, reliable and underpinned supported by appropriate data quality controls and governance. An incomplete or inaccurate register would not serve the public interest.

Teams across RICS are working to bring the registers forward as quickly as possible. We will keep members and regulated firms updated on progress.

In the interim, members of the public can already verify regulated status through:

- Find a Surveyor, for regulated firms,
- Find a Member for individual members, or
- By contacting RICS regulation directly.

We will continue to make these routes clearer while the longer-term register work is progressed.

If surveyors are to be named in legislation as responsible for condition reports, consumer verification of their credentials becomes critical. Will the consumer-facing

register committed to at the 2025 AGM be in place before any new requirements come into force?

Although legislation will be required to enact parts of the UK Government's reforms to home buying and selling in England and Wales, no legislation has been drafted yet. RICS continues to work closely with policymakers as the reforms are shaped, including that property condition reports must be delivered by qualified and regulated surveying professionals.

An article in *The Times* on 18 June 2026 portrays RICS on the backfoot and in a poor light in terms of failure to regulate unprofessional and uninsured residential surveyors, and unqualified people advertising they are RICS members, for residential surveys.

While RICS is setting up a new member-led consumer panel to assess complaints from members of the public; who is on that panel, how were those members chosen, are there any lay members and who chairs this panel?

The article in the *Times* showed RICS acting decisively to continue to strengthen consumer protection. We do not regulate those who are not members of the institution but take appropriate action where we identify misuse of the RICS brand.

The members and chair of the new member led consumer group will be recruited through an open recruitment process. The group may choose to involve lay members with appropriate expertise, but this has not yet been finalised.

The new group will not be involved with assessing complaints from members of the public about RICS members or regulated firms, this is a role that will remain delegated to the Standards and Regulation Board. It will play a role identifying where consumer protection can be strengthened.

What is RICS doing about the increasing number of complaints to Regulation about surveyors, and will there be more transparency?

RICS takes concerns about its members and regulated firms seriously as effective regulation helps protect the public, upholds professional standards and maintains confidence in the profession.

Over the last four years, the number of complaints has increased, but those that warrant referring for investigation has remained stable. Through the effectiveness of our regulatory model and careful stewardship of our resource, the percentage of cases closed in under 28 days has also remained at around 75%.

When a concern is received, it is carefully assessed to check whether it falls within RICS' regulatory remit and whether the information provided suggests a possible breach of professional standards. Many concerns can be resolved or signposted at this early stage, particularly where another organisation is better placed to deal with the issue.

Where a concern raises a credible regulatory issue and meets the threshold for further action, it is referred for investigation so that more information can be gathered, both sides can be heard and a fair, proportionate decision can be made about the appropriate next steps.

The approach we take to considering complaints is published on the RICS website to ensure transparency, as is the SRB's [Annual Report](#), which includes more information on its activities. While committed to open and transparent regulation, it is not always appropriate to share all information generated through our regulatory work.

The consumers who suffered financial and emotional loss in the Emma Walker case have never received a public acknowledgement of what that failure cost them. Can RICS provide a public account of what each of the nine SRB recommendations has specifically changed in practice, and will it commit to an independent audit of regulatory outcomes, published in full, including case-triage decisions that currently occur without external oversight?

The Regulatory Tribunal imposed the strongest available sanction: expulsion from RICS membership and removal of the firm from the Register of Regulated Firms, and the appeal was dismissed.

It is also important to note that, despite the individual's affiliation with other organisations and referrals to statutory enforcement agencies, to date, RICS is the only organisation to have taken decisive action.

The Standards and Regulation Board subsequently undertook a detailed review of the case and RICS' relevant regulatory functions, identifying areas where regulatory assurance should be strengthened, including:

- public understanding of the SRB's role,
- data quality and verification,
- entry and assessment controls,
- firm regulation requirements,
- professional indemnity insurance (PII) and run-off cover,
- consumer protection and
- communications where misinformation may cause public harm.

RICS has already taken forward work in these areas, including enhanced controls around entry to membership, review of consumer protections, changes to professional indemnity arrangements, consumer research, engagement with redress bodies, and developing a new consumer panel.

It is not correct to suggest that RICS regulatory decision-making sits wholly without independent oversight. In accordance with the Regulatory Framework, a copy of which is available on [our website](#), RICS' regulatory functions are led and overseen by the independently chaired Standards and Regulation Board. The SRB has an independent majority and operates with delegated authority for regulatory functions. Staff undertaking our regulatory activities likewise report independently to the SRB.

Regulatory Tribunal decisions are made separately from operational teams. In addition, the SRB oversees quality assurance arrangements across the range of regulatory activities, which includes an external independent quality assurance function for the complaints triage function.

We will continue to review the effectiveness of regulatory outcomes and quality assurance arrangements. However, any audit or publication must respect legal constraints, data protection, confidentiality, fairness to parties and the integrity of live or potential proceedings. The appropriate commitment is therefore to continue independent scrutiny, assurance and transparent reporting at an appropriate level, rather than publication of individual case-triage material in full.

What is RICS doing to address the misuse of the RICS brand, designations, and materials, and the associated risk to reputation and credibility?

We are committed to protecting all elements of the RICS brand.

The correct usage of designations, our logo and other materials are a key part of the qualification process for all RICS professional members, regulated firms, students and candidates. We routinely take appropriate action where misuse is identified.

As well as targeted measures, this includes issuing Regulatory Practice Alerts to remind members of correct practices. Earlier this year, one was issued to all candidates, students, surveyors and assessors reinforcing the importance of protecting the RICS designations and the repercussions of incorrect use.

Where concerns involve potential consumer detriment, misleading advertising, or similar matters outside of our direct regulatory jurisdiction, we will consider referral to another regulator or enforcement agency.

While RICS cannot prosecute non-members or unregulated firms simply for using the generic term 'surveyor', we can and do act where there is misuse of protected RICS designations, materials and intellectual property.

If you have concerns, please contact complaints@rics.org with evidence demonstrating misuse or consumer harm.

Will RICS commit to an independent audit of regulatory outcomes – from both the consumer and member perspective – published in full, including case-triage decisions that currently happen without any external oversight?

The Standards and Regulation Board is independently led and comprises several highly experienced professional regulators. This helps provide appropriate specialised and independent oversight of RICS' regulatory activities.

The SRB has extended the quality assurance undertaken by an external specialist Quality Assurance (QA) reviewer, which, in part provides external assurance of the case triage process and decisions. Our regulatory activities of Education Qualification Standards, Professional Standards and Regulatory Policy, Dispute Resolution Service and Regulation Operations and

Assurance are also subject to a formal audit plan overseen by the Audit, Risk Assurance and Finance Committee using an external specialist provider.

The disciplinary findings of Regulatory Tribunals are also [publicly available on the RICS website](#).

Can RICS confirm whether the recently announced consumer panel will include a Consumer and Member Risk Framework so that responses are proportionate to real harm, not just procedural breach?

The new consumer group is intended to strengthen the consumer voice, with an initial focus on the home survey market, where RICS has already identified the need to improve collaboration, and make it easier for consumers to understand where to go for help where an issue may not involve an RICS member or if we are unable to assist.

A Consumer and Member Risk Framework may be a useful way of describing and strengthening our risk-based and proportionate approach, but it should complement rather than replace the existing regulatory framework, Rules of Conduct, professional standards and published disciplinary processes.

The Terms of Reference for the consumer panel are currently being developed. This information will be shared once recruitment for the panel begins later this year.

Can RICS explain how it ensures that the standards and guidance shaping members' work are built on adequate evidence, with transparency about who is involved and conflicts of interest formally declared?

We recognise the importance of evidence, consultation, technical expertise and transparency in developing our standards and guidance.

Standards are developed with input from relevant experts and stakeholders, and conflicts of interest must be managed appropriately. Members can inform our standards and guidance through joining one of our panels or member groups, or through responding to one of our [public consultations](#).

RICS will continue to consider how the evidence base, stakeholder involvement and declarations of interest can be explained more clearly, particularly where standards affect consumers directly.

RICS says in their report that they have increased the engagement with governments around the world to provide leadership and share expertise. Can an example be provided and is this something that will be increased in the future?

An example is the extensive work which the SRB's Dispute Resolution Standards team have been undertaking in Canada and India, focussed on increasing access to ADR provision and applying consistency of international ADR standards. We intend to increase this activity, while also supporting the professional body with our global regulatory expertise in the development of its regional empowerment programme and consultancy activities.

RICS holds data on complaints, referrals, disciplinary outcomes and Alternative Dispute Resolution (ADR) results but does not publish it in a usable form.

Specifically: what proportion of residential surveying complaints were closed at triage in the last three years? What is the average time from complaint to outcome compared to the SRA, FCA and RIBA? And how many cases involved consumer losses exceeding the ADR cap — and what happened to those consumers?

The Standards and Regulation Board publishes an Annual Report, [available on our website](#), that shares available information on its activities. It is not always appropriate to share all information generated through our regulatory work, but we aim to be as open and transparent as possible.

How long does it take for a regulatory case to be opened and completed by the regulatory tribunal?

Over the last four years, the total number of inbound concerns has increased, however not every concern amounts to misconduct or a disciplinary matter that is referred to the regulatory tribunal.

During this time, concerns that warrant referring for investigation have remained stable. The percentage of cases closed in under 28 days also remained at around 75%. This shows that whilst more concerns are being reviewed, RICS' continuing resolution of case work is effective and timely.

Regulatory cases that do progress to tribunal differ in time frames due to the reliance on obtaining evidence and witness statements.

RICS doesn't routinely check for unregistered firms and acts only when concerns are raised. Given the Royal Charter, what proactive steps is RICS actually taking to identify firms that should be registered but are not?

RICS does not only act when concerns about unregistered firms are raised. We regularly make inquiries about, and resolve, issues which relate to potentially unregistered firms which should be regulated by RICS.

We undertake a range of activities, including member, stakeholder and statutory agency engagement, information sharing and insight gathering from multiple sources which can result in action.

We value the role that members and regulated firms' play in raising evidenced concerns.

As a non-statutory regulator, RICS is committed to taking a proportionate and risk-based approach to our regulatory activities and priorities.

We are a proud RICS Regulated Firm operating offices in several Middle East countries - this requires multiple trade licenses due to local legal requirements. I have been informed by RICS that I must now complete separate annual returns for each legal entity, instead of one single comprehensive return for our group company (with subsidiaries named there in). This would be a repetitive, time consuming and overly burdensome. Regulation should be encouraged, not made more difficult.

From a regulatory standpoint, it is important that we can establish the appropriate corporate entity with whom we work to regulate. This can be complex with a range of corporate structures and geographies through which surveying services may be provided. To maintain

confidence, we need to ensure that our system keeps clear separate records for those entities which RICS can then connect to the information available on Find a Surveyor.

We recognise that firms may have several different entities within corporate groups, and the regulation teams can work with a single regulatory contact and Responsible Principal to streamline our information gathering with them.

We always aim to support and help firms that experience any difficulties with the annual return process or firm registration. Regulation has a dedicated team that can support firms or members which they can contact at regulation@rics.org.

We keep our firm regulation rules under review and will consider this feedback in this process but will need to recognise the legal position in whatever changes are made.

Given the increasing complexity of global real estate markets, the growing importance of ESG, fire and building safety, valuation standards, and the significant financial and public interest implications of property decisions, will the Royal Institution of Chartered Surveyors consider taking a more ambitious long-term role in promoting mandatory professional regulation across the property sector internationally, such as the requirement of a recognised professional qualification or equivalent accredited standard?

RICS already contributes to this agenda in several ways. Globally, we:

- Set global standards and guidance, including valuation standards, Rules of Conduct, sustainability and ESG standards, Whole Life Carbon Assessment, property measurement and other technical and ethical requirements.
- Regulate RICS members and regulated firms through registration, assurance, monitoring, investigation and disciplinary processes.
- Work with governments, regulators, international bodies and market participants to promote consistent, proportionate and trusted professional practice.

However, our current remit means we cannot unilaterally impose statutory or mandatory regulation in individual jurisdictions. Decisions about statutory regulation sit with local governments and regulators, and the property sector differs substantially between markets.

RICS' most constructive long-term role is therefore likely to be one of leadership and partnership, strengthening international standards, maintaining regulatory best practices and working in the public interest.

Any such position should be evidence-led, consistent with RICS' Royal Charter obligations, aligned with the independence of the Standards and Regulation Board, and developed in consultation with members, firms, consumers, governments, regulators and other stakeholders.

Firms can register/renew regulated status even where professional indemnity insurance (PII) may lapse shortly afterwards, creating a risk that they are operating without PII whilst still regulated. Will RICS address this by aligning renewal cycles or introducing PII verification check?

It is a core regulatory expectation that firms must have adequate and appropriate PII in place and must not practise in a way that exposes clients, consumers or the wider public to avoidable risk.

However, RICS must also apply a proportionate, risk-based approach. Requiring every regulated firm to provide fresh PII evidence throughout the year, or restructuring renewal cycles around insurance renewal dates, would create significant administrative burden and impose a uniform process on a diverse regulated population with varying insurance arrangements, renewal dates, practice sizes and risk profiles.

RICS does not rely solely on self-declaration at registration or renewal. PII is checked and verified through a range of regulatory activities, including registration and renewal processes, regulatory reviews, assurance work, thematic reviews, and where intelligence or concerns indicate potential risk. Under current arrangements, around 20% of regulated firms have their PII arrangements checked or verified each year.

The current approach combines routine assurance with targeted intervention, helping focus regulatory resources where risk is greatest and we'll continue to work with insurers to explore ways to strengthen verification processes and improve the timely identification of lapses or gaps in cover.

Public interest

Policy and reforms

What is RICS doing to represent surveyors, specifically SMEs, in the UK government's proposed home buying and selling reforms?

RICS has been working closely with government and members as these reforms took shape, during the consultation, and as government reviewed feedback.

As part of our engagement, RICS hosted multiple roundtable discussions bringing dozens of RICS members together each time, representing sole practitioners through to SME's and large firms.

Key considerations that were raised with government include the level of detail with upfront information including property condition reports, consumer impact and resource capacity. We are also advocating that any property condition report must be undertaken by a qualified and regulated surveying professional.

With SMEs helping deliver more than half of all residential surveys undertaken each day in England & Wales, it is critical these reforms support their work and enable them to remain competitive and deliver high-quality work for clients, and RICS has been communicating this need with government who recognise the concerns.

In addition to raising practicality issues with MHCLG throughout the reform proposals period, we will also be working with SME firms to assess what support and resources will be required for SMEs to adjust to the reforms, for example reviewing the role of the RICS SME Business Support Hub.

We'll be holding webinars and reviewing support material for firms to help them navigate the reforms over the coming weeks and months.

We have published our [consultation responses online](#), along with creating an evolving [Home Buying & Selling Hub](#) to answer FAQs from members and share updates on the latest developments.

In the recent Home buying and selling reform roadmap from the government, it includes the results of various questions asked. But there is no way of knowing how many people support condition surveys or just up-front property searches.

Some buyers conflate “surveys” and “searches” for legal and environmental matters and presume a survey is organised by their solicitor or conveyancer.

Can RICS commit to raising this with the government and, in doing so, also commit to engaging with their residential surveying members who reject the proposal that upfront condition surveys will be in the public interest?

RICS have been working constructively with government on these reforms, including bringing members and officials together to discuss the proposals. As part of this, we have made the importance of distinguishing between searches and surveys clear to government.

Data from Quickmove shows that, in Q1 2026, 37.5% of property sales that fell through were due to survey findings, which demonstrates the importance of having well-informed consumers earlier in the process.

There are important lessons from past reforms, including with Home Information Packs and the Scottish Home Report. As the government moves forward with these reforms, we are speaking with officials and the Minister regularly. Discussions focus on upfront condition assessments, types of surveys, consumer impact, and who the surveyor represents. We are also emphasising the need for the skills capacity and ensuring firms of all sizes, especially SME's, remain competitive and can continue to deliver high-quality surveys for clients.

RICS has stated publicly that condition assessments must be carried out by properly qualified and regulated surveyors. The roadmap confirms approximately 1.65 million properties are listed annually — significantly exceeding current transaction volumes.

How many RICS-regulated members are currently active in residential surveying, what does the geographic distribution look like, and has RICS modelled the workforce

requirement to deliver condition reports at listing volume? If so, will it publish that modelling — because if RICS is representing to government that the profession can deliver this, members deserve to know what that assessment is based on.

RICS continues to advocate to government that property condition assessments must be completed by suitably qualified and regulated professions, with assessments proportionate to the property in question.

From discussions with RICS members, and using the current Home Survey Standard Level 2 as a benchmark and property listing figures, it is estimated that at least 3,500 – 4,000 residential surveyors in total will be required to deliver upfront property condition assessments in England and Wales – with just over 2,000 RICS members currently undertaking home survey work (in addition to those who specialise in residential valuations as their main work).

Balancing capacity building, whilst ensuring quality and regulation will be essential if these reforms are introduced to ensure the market functions. RICS has called on government to introduce at least a 24-month, if not further, window of implementation for any mandatory upfront condition assessment to allow for sufficient capacity building by RICS and the wider industry.

RICS consistently refers to "chartered surveyors" in its public statements on home buying reform, consumer protection, and the gold standard. Why does it not mention Associate RICS members?

RICS advocates that anyone responsible for the property condition report assessment must be a suitably qualified and regulated surveying professional, which includes AssocRICS.

What representations are we making to the Law Society to get them to improve commercial conveyancing which currently is barely fit for purpose

We currently have two forums available – one for Occupiers and the second for Investors in commercial property – which are helping to identify and prioritise challenges in commercial real estate. This includes responding to the Law Commission work on business tenancies, for example.

If you want to learn more about these forums to get involved or raise a specific issue around commercial conveyance, please reach out to our Public Affairs team at publicaffairs@rics.org.

When will the RICS reinstate its UK policy panel function for members and thus the ability to lobby parliament on domestic policy issues?

The Professional Group Panels (PGPs) have been created to advise and share insight on the key issues facing the built and natural environment. To shape specific RICS responses to government legislation and consultations, RICS will often advertise opportunities via social media and the monthly All Profession email newsletter for members to join roundtables and working groups. Likewise, members can also email publicaffairs@rics.org with specific queries on policy matters and the team will be happy to discuss.

The World Bank presently finance major infrastructure projects globally. What is the RICS effort towards the Bank recognising members in serving on some of these projects? We have heard of many non-performing loans as a result of poor cost management

RICS recognises that The World Bank plays a significant role in financing major infrastructure projects across the globe, with a strong emphasis on value for money, transparency, quality and effective project delivery.

RICS has over recent years had active engagement with the World Bank and having given several presentations to World Bank staff on RICS Red Book, International Valuation Standards and the Valuation of Unregistered Land with a recent engagement being at an event in Nepal on May 11th. RICS also participated in a joint session alongside the World Bank and UN-Habitat at FIG Cape Town 2026, focusing on unregistered land valuation and technology.

In relation to infrastructure, RICS has long contributed to the development of internationally recognised standards for cost management, measurement, procurement and project controls, including the New Rules of Measurement (NRM) and wider quantity surveying and construction standards.

There is certainly an opportunity for RICS to continue strengthening its engagement with multilateral development banks, including the World Bank, to further promote the value that RICS-qualified professionals can bring to major infrastructure programmes.

Surveying profession

I suggest once more a global affiliation of Surveyors rather than RICS offices around the world. Setting aside the constitutional issues that may arise we have not reconciled participation in domestic policy with the widened Public Interest.

In line with its charter RICS seeks to 'promote the usefulness of the profession for the advantage of the UK public and in other parts of the world'. We have several partnerships with sister professional bodies around the world and work in collaboration with many others in the UK too.

We are committed to continue developing the relationships and partnerships with organisations where we share common values and sense of purpose. We are active supporters of organisations such as the International Federation of Surveyors (FIG) and the International Valuation Standards Council (IVSC) who also perform a function of linking the profession.

How does RICS see its role evolving globally in relation to governments, regulators, institutional investors, lenders, and the wider public sector in driving higher professional standards, ethics, competency, and consumer protection across the built environment sector over the next 10-20 years?

Our global footprint is already well established, with over 142,000 professional members operating in over 140 countries worldwide. We are working to further grow this footprint and increase the recognition of our members and the profession globally, following the strategic direction set out by our Governing Council.

To achieve this, we have been working with governments and regulators worldwide. This includes working to ensure RICS qualifications have equivalence with local qualifications, recent conversations include Australia, New Zealand, and across the GCC. Alongside this, we are also providing advisory support to governments introducing or improving regulatory schemes, helping align them with our standards. Our professional and technical standards are industry-leading, and their wider adoption will raise standards, quality, and protection across the built and natural environment.

As cost certainty becomes increasingly difficult due to inflation, exchange rate volatility, delayed payments, and technological disruption, what practical steps should the quantity surveying profession take to remain the foremost authority in construction cost management?

Our professional group panels (PGPs) exist to address these challenges. They bring together practitioners to share expertise, develop guidance and shape the profession's response.

The profession's authority in cost management will be maintained by demonstrating that quantity surveyors can provide the strategic, data-informed advice clients need to navigate an increasingly complex environment and your expertise is part of that.

If you want to help shape that direction, we encourage you to get involved in one of our PGPs. Details can be found at on [our website](#).

Does the RICS view AI as a risk to surveying professions or an opportunity to enhance them? Given the relatively low level of technology adoption in the built environment, what is the RICS doing to help members embrace AI and remain at forefront?

AI is reshaping the built and natural environment, and RICS is committed to ensuring the profession keeps pace. Our research, including the *AI in Construction 2025* report, has highlighted both the optimism around AI's potential and the challenges around skills, capability and integration that still need to be addressed. We are also hearing directly from members through our *Shaping the Future* engagement programme, helping us understand how AI is changing roles, career pathways and the skills the profession will need in the years ahead.

At the same time, we are taking practical steps to help members embrace AI with confidence. RICS has published a professional standard on the [responsible use of AI in surveying practice](#), providing a framework for its ethical, transparent and effective use, while continuing to expand [CPD](#), [guidance](#) and [thought leadership](#) in this area. We are also developing new routes into the profession through our Data Analytics and Intelligence pilot pathway, which provides a dedicated entry point for those building careers at the intersection of data, technology and the built environment.

Professional standards

When is the updated Black Book going to be ready?

We have conducted a review of all the 36 titles along with a full public consultation on these documents. We are currently working on this and aim to publish early next year.

Can RICS provide an update on the Home survey standard following its consultation in October 2025, including who is on the Expert Group and how consultation responses are being used?

The update to the standard was initiated following feedback from members and RICS Regulation highlighting the need to strengthen some areas of the Home survey standard and provide further clarification to reflect consumer insight and technological changes.

We are carefully reviewing all comments to ensure the standard is practical and proportionate for surveyors. This includes assessing how prescriptive the standard should be, and ensuring the distinction between mandatory requirements and recommended practices is clear.

Following member feedback about communication and the scope of the draft standard, RICS has published two progress updates, in [February](#) and [April](#) 2026. The April update confirmed that work on the early sections of the draft is now underway with the Expert Group, with more intensive collaborative working sessions now in place.

The is made up of representatives that cover technical expertise and practical application. As with all RICS standards development, there are clear processes in place for declaring and managing conflicts of interest. Decisions are informed by expert input, consultation feedback, with oversight from the SRB.

The Expert Group have carefully reviewed all comments to ensure the standard is practical and proportionate for surveyors. This includes assessing how prescriptive the standard should be, and ensuring the distinction between mandatory requirements and recommended practices is clear. We will update members again once that Expert Group has concluded its work.

We recognise the importance of transparency and will continue to share updates as and when appropriate.

The Royal Charter Section 13 states there shall be Professional Sections; have the demarcations between the various Sectors broken down thus weakening the expertise of each Sections? e.g. should Building Surveys only be carried out by B/Ss?

We recognise that many surveyors have traditionally identified strongly with a distinct professional discipline, such as Building Surveying, Quantity Surveying, or Rural Practice.

However, as the profession has evolved, RICS has increasingly adopted a more competency-based approach to professional practice.

While APC pathways remain discipline-specific, the emphasis is on members practising within the limits of their demonstrated knowledge, skills, and experience, rather than being limited to their original pathway of qualification.

This approach reflects the increasingly multidisciplinary nature of modern surveying practice and helps avoid unnecessary barriers between related specialisms. It also enables experienced practitioners to broaden their expertise beyond their initial APC route, supporting professional development, innovation, and greater career mobility, while maintaining the fundamental principle that members should only undertake work for which they are competent.

RICS is consulting on a regulatory scheme for home surveyors. What would this mean in practice for members' professional indemnity insurance (PII) obligations, liability exposure, and compliance costs – particularly for sole practitioners – before any decision is made?

Our review of PII, and the subsequent amendments to the policy, were intended to strengthen protections for clients and consumers, ensure greater clarity for regulated firms and insurers, and align the PII framework with emerging risks and market practices. A report on the public consultation that fed into these amendments is [available online](#).

The next steps will be to develop a clearer cost-benefit analysis, including a better understanding of potential costs to members and consumers, and whether the benefits justify

the regulatory burden. Alongside this, we will continue to monitor and engage with the proposed government reforms, particularly whether any future system will require condition reports to be produced and whether this would be by appropriately qualified or regulated professionals.

The updated Home survey standard is also being finalised. Once ready, we will also compare with PII expectations to consider how this could affect outcomes in the market and how any potential scheme would align with the updated professional requirements.

RICS has announced the permanent Standards Committee, the Consumer Advisory Group, the Qualifications and Assessment Committee, and the Professional Group Panels. Can RICS publish the full membership, selection process, declared conflicts of interest, and terms of reference for each – and when will this be publicly available?

The Standards Committee has recently been established, following the work of the previous transitional Committee. Membership of that Committee was subject to recruitment supported by an external agency. Details of the Standards Committee are [available here](#), while details of the Qualifications and Assessments Committee, first established in 2021, are [available here](#).

Membership of the PGPs is available in full on [our website](#) – please visit each of the panel's respective pages for more information. Details of the role and a guide to checks and screening are [also available](#).

Terms of reference are currently being developed for the consumer panel and will be published at a later date, as will information on the eventual membership of the group.

The Standards Committee has no residential surveying practitioners and no consumer representatives on it.

How can standards directly affecting residential surveyors and their clients be assured as fit for purpose without those voices at the table?

In establishing the Standards Committee, the SRB carefully considered its intended representation. This Committee acts to ensure that RICS professional standards are robust, transparent, and uphold the public interest. It provides oversight and assurance in the

development, approval, and implementation of high-quality standards that promote professionalism and integrity.

This is due to the broad diversity and depth of experience of its members. The Committee is made of experts who represent a diverse mix of professional backgrounds (particularly regulation and governance), disciplines and geographic perspectives.

We recognise that the consumer, client and public 'voice' is an important component when a standard is in development or is being reviewed. In the [Home survey standard](#) update, for example, the expert working group reporting to the Knowledge and Practice Committee routinely undertake consultation activities to ensure the relevant technical and practitioner insight - and consumer perspective via research conducted - is included.

The Consumer Advisory Group was referenced in SRB correspondence in 2024 as being established. When did it become operational, who sits on it, how were consumer representatives recruited, and what has it produced?

The Consumer Advisory Group established by the SRB concluded its review and reported to the SRB. As we have reported publicly, a member-led standing consumer group is being created and the terms of reference are currently being defined, reporting to Governing Council.

Could the Presidential Team please explain why the RICS mandated the adoption of International Property Measurement Standards (IPMS) 3 – Office as the global standard for office measurement in 2016, only to withdraw it in 2025 and, as I understand matters, is now planning a move back to Net Internal Area (NIA) being the default standard for offices?

The first edition of RICS Property Measurement (RICS PM1; published in May 2015), aimed to advise RICS members how to measure office buildings in accordance with international property measurement standards, including IPMS 3 and IPMS: Office Buildings, to provide a consistent and transparent global basis for the measurement of office buildings.

In response to feedback received during the development process, the final publication included an option for RICS members and regulated firms to depart from the mandatory RICS PM1 requirements where this was contrary to their clients' instructions.

The final publication also recognised in section 1.3 Application, the challenges in relation to implementation of the then, new requirements.

RICS is currently reviewing and updating the Code of Measuring Practice, 6th edition. We anticipate that the proposed 7th edition will be open for public consultation in Q3 2026, and we welcome input from all members and stakeholders on any proposed changes.

Entry and assessment

What is RICS doing to address the difficulty in transitioning from AssocRICS to MRICS?

In early 2026, Governing Council subsumed the Entry and Assessments work now part of into a wider Qualifications and Professional Development (QPD) Programme, led by the CEO and a new dedicated Steering Committee. The goal of the QPD Programme is to modernise entry into the profession, widen access and ensure routes to entry are simplified, transparent and globally consistent.

The new model will introduce a progressive, modular assessment approach for both Chartered and Associate routes, and feature clear learning outcomes and threshold standards for registration.

We are currently developing the roadmap for change which includes allocating resources and setting up a dedicated team, researching learning partners, drafting curriculum and assessment models, and mapping out stakeholders that we need to take on the journey with us.

Does RICS plan to expand Recognition of Professional Qualifications (RPQs, and formerly Direct Entry), and establish more reciprocity agreements with recognised professional bodies? What criteria and timeline will guide future approvals?

Our public interest remit applies globally, and so we want to work with the right partner organisations around the world where we can better serve both current and future professional members.

The criteria for approvals is determined by the SRB, working with the Qualifications and Assessment Committee, to ensure that RPQs are equivalent to RICS' entry and assessment standards. As such, the timeline varies on a case-to-case basis, however we will inform members when updates are made.

Do the RICS have any plans to support Returner Programmes for members who have had to take career breaks? This would be to help members gain the necessary skills, experience and confidence to get back in to the profession and apply for roles.

We are keen to support members returning after a career break and sabbaticals. We provide a wealth of courses, free CPD and development packages which allow returners to get up to speed fairly quickly. Our member-led networking sessions also provide an opportunity to learn and reconnect with fellow professionals, whilst RICS Recruit signposts available roles from established employers.

Returner support is a priority focus area within the [B.E. Inclusive Action Plan](#) we are delivering with our professional body partners. B.E. Inclusive is an ongoing collaborative approach to shaping a more diverse, equitable and inclusive sector. As part of the 2025-2030 plan, commitments include a practical and tiered support model recognised across the profession, flexible and accessible 'Returner CPD packs', and more standardised resources and reporting.

Has RICS considered a post-APC engagement programme for newly qualified MRICS to connect with assessors and fellow members? It could preserve networking, mentorship and professional community while retaining the benefits of online APC.

Matrics has proved to be a very valuable network for those starting out on their professional journey, including more recently qualified members engaging with candidates and newly qualified MRICS. Nonetheless, the suggestion of bringing in assessors and counsellors is a good one and we will refer that to the Matrics leadership group for consideration and development.

Early engagement

I think attracting the next generation is the responsibility of each RICS member. Where the opportunity arises, what should I say to intelligent school students and undergraduates, to inspire them to pursue a surveying career and become MRICS?

We must interact with students in a way that engages them. This involves being on the channels that they use regularly, treating them with respect and understanding, and showcasing the voices of their peers. We are working on updated social media programmes, such as TikTok, to achieve this but we encourage all members to share the word about a surveying career.

Earlier this year, we released a new student brochure and are in the process of reviewing and updating our education outreach materials. If you would like to get involved with talking to students or supporting our education outreach programmes, we encourage you [to sign up to be an Inspire Ambassador](#).

What actions is the RICS now actively pursuing to ensure that full and comprehensive mentoring is provided to all academic institution graduates?

Whilst students are studying on an accredited programme, we encourage their university to introduce them to RICS Matrics. Both [in the UK](#) and [globally](#), Matrics helps early career surveyors build relationships, access relevant training and explore career opportunities, with a strong local focus to keep support practical and relevant. Once the student graduates, if they secure a job with an employer who wishes them to work towards RICS Membership, they and their employer can access a [range of support](#) from RICS. Our partnership teams will work with employers to provide support to their staff as they progress towards membership.

Once they are a candidate for membership, RICS has recently [strengthened the support](#) available to counsellors to help them be more effective in how they mentor candidates.

RICS are also very proud of the support provided to all candidates, apprentices and members through RICS LionHeart, especially during the [qualification process](#).

Governance

Members have called for a vote to elect the RICS President. RICS previously stated this would be considered as part of the Dec 25 independent review, yet no outcome has been communicated. Can RICS provide an update?

As committed to, this was included in the terms of reference for the independent review. We are therefore expecting a recommendation to be made by the reviewer which in turn will be considered by Governing Council for a final decision.

Can RICS explain how it ensures that the standards and guidance shaping members' work are built on adequate evidence, with transparency about who is involved and conflicts of interest formally declared?

We recognise the importance of evidence, consultation, technical expertise and transparency in developing our standards and guidance.

Standards are developed with input from relevant experts and stakeholders, and conflicts of interest must be managed appropriately. Members can inform our standards and guidance through joining one of our panels or member groups, or through responding to one of our [public consultations](#).

RICS will continue to consider how the evidence base, stakeholder involvement and declarations of interest can be explained more clearly, particularly where standards affect consumers directly.

Will RICS commit to implementing a formal tracking and reporting mechanism for all questions and commitments raised at the AGM, including publishing clear responses and progress updates at the subsequent AGM, so members can see what actions have been taken?

We are committed to providing answers to questions raised during the AGM within seven days. This includes those submitted in advance and those that came in during the extended post-event window that we offered this year.

Our strategic direction is set in advance by the Governing Council while regulatory priorities are overseen by the independently led SRB. Not every question will reflect our priorities for the year and become an action, however, we will provide relevant updates in our existing reporting mechanisms on activities that come about as a result of questions.

No mention of Bichard / Levitt – how confident are we that we're not going to have a repeat of the debacle that led to those challenging times?

Since the Bichard and Levitt reviews, RICS has undergone significant transformation, with stronger governance, clearer accountability and a refreshed executive leadership team focused on delivering better decisions and long-term stability.

In our journey to be more member-centric and experience-led, we've also been moving more resources and decision-making closer to members and local markets so we're better able to respond to their needs.

Alongside this, we have focused on enhancing member value through stronger professional support, technical expertise, learning opportunities and increased influence on industry and policy issues.

We are confident that RICS is now operating from a much stronger foundation focused on members, public interest and continuous improvement.

Justin Sullivan stepped aside in March 2025 pending an independent investigation. Fifteen months later, members have received no substantive update. Can RICS provide a clear status update to members.

The regulatory investigation into Justin Sullivan is ongoing and as such we cannot comment on any issues relating to a live investigation.

Will RICS publish the full membership, selection process, declared conflicts of interest, and terms of reference for its existing and new committees, panels and boards?

The following information is already published on the RICS website:

- Details of the roles and responsibilities of all [RICS governance bodies](#), [World Regional Boards and Regional Advisory Boards](#), and [Professional Group Panels](#).
- Membership of all of the above bodies, including biographies outlining each member's relevant external roles.
- The [Global Appointments Model](#) which sets out the selection process for all of the members of the above bodies except for the elected roles.
- Details of the election process for [Governing Council](#).
- Details of the election process for [Senior Vice President](#).

Professional development

What more can RICS do to promote the geomatics profession and raise awareness of the value of using a Chartered Geomatics Surveyor when land surveying services are required?

RICS recognises the significant value that Chartered Geomatics Surveyors bring to organisations across both the public and private sectors. Those qualified through the Geomatics pathway possess a unique and increasingly important skill set, particularly as mapping, geospatial data and related technologies become ever more central to decision-making and economic development. To further raise awareness of the profession, RICS should continue promoting the value of Chartered Geomatics Surveyors to organisations that rely on location-based data, while also strengthening outreach to young people at secondary school level and promoting the Chartered Geomatics Surveyor apprenticeship as a route into the profession.

For anyone wishing to engage directly, please contact James Kavanagh, Head of Professional Standards – Land and Development, to discuss opportunities.

In light of the recent collaboration between RICS and CICES and the introduction of the CCES designation, could you elaborate on the specific initiatives planned to support joint continuing professional development (CPD)?

We are exploring the best way to support those with the CCES designation through joint products and services with CICES. More information will be shared as soon as possible.

As a RICS member, I get more free CPD opportunities from private firms than RICS. What can you do to improve available CPD opportunities for members, back to pre-COVID levels?

RICS provides a CPD Support pack for members which offers essential, bite-sized content to remain up-to-date and to meet the standards required. The pack includes attendance at two digital global conferences, Professional practice updates, e-learning for any regulation changes as well as local member engagement activity.

This year we have included a range of CPD products that support members in meeting mandatory CPD requirements, many of which are free to attend. Details can be found [here](#).

RICS requires members and firms to have an awareness of AI and associated risks, yet its current training offer does not meet the practical needs of most members. Will RICS commit to delivering free, accessible, and practically focused AI CPD for all?

We have launched new Data, AI and Technology products, available [here](#), and will release further practical CPD resources over the coming months. These will include a blend of free and paid-for CPD, including a UK Technology and AI Summit.

What programmes and training does RICS have for Net Zero Retrofit to ensure completely the heritage fabric of the buildings and the liveability of the occupants across the RICS that they are not only actioning now but have planned for the period 2026 to 2030?

Alongside our relevant sustainability and retrofit-focused standards and guidance, we have provided dedicated CPD focused on reducing carbon in heritage buildings, tackling maintenance, retrofit and conservation-led approaches. We have also delivered conferences

climate impacts and adaptation, including the Global Building Conservation Conference 2025, to bring members and decision-makers together to discuss the topic.

Net zero thinking is also across the wider standards, guidance and training that we're involved in to support sector-wide decarbonisation initiatives. Our Whole Life Carbon Assessment (WLCA) standard, for example, has had significant support and international adoption, including being referenced in the UK's Net Zero Carbon Buildings Standard.

We have also launched the Coalition of Life Cycle Emissions Alignment and Reporting (CLEAR) alongside industry leaders for a more harmonised approach to tracking and tackling carbon emissions across the built environment.

Miscellaneous

RICS regularly references its commitment to supporting SMEs and sole practitioners. Beyond guidance documents and webinars, what tangible support is RICS providing?

RICS recognises that SMEs and sole practitioners are a vital part of the profession, and that support must be practical, proportionate, and informed by their needs.

In the UK, our Business Development team is directly engaging with SME member organisations to better understand the challenges they face by strengthening our regional presence. This engagement is helping shape future support. UK members interested in contributing can contact Daniel Turner, RICS Market Director – South.

We also maintain a dedicated [SME Business Support Hub](#), which is regularly updated with relevant resources and guidance.

Alongside this, our Regulation Profession Support & Assurance team provides practical help to regulated firms through member support visits, regulatory review visits, and free compliance workshops such as 'What Does It Mean to Be Regulated by RICS?', which offers a structured walkthrough of core requirements and direct access to the Regulation team for questions.

Previous 'Survey of the Profession' outputs are not easily accessible via the RICS website. Will RICS create a dedicated webpage hosting all past survey results in one place, and if yes what is the timeline for delivery?

We recognise that past Survey of the Profession results haven't always been easy to find, and we're looking at ways to make this information more accessible to members.

Currently we are aiming to share Survey of the Profession findings through our All Profession update on a six-monthly basis, aligned with each survey wave. This will ensure members see the results shortly after each survey closes, alongside a clear view of the actions we're taking as a result.

We will keep the format under review to make sure it is meeting members' needs.

RICS reintroduced a hard copy of *Modus* in Jan 25. However, it is currently only published twice a year. Will RICS consider increasing the frequency to a minimum of quarterly editions to provide more regular insight, updates, and value to members?

We have been recently launched *Modus* and *Journals* in the Member App, which allows us to provide regular and timely updates to members globally on our mobile platform. This has the added benefit of a filter and search function for relevant topics. We will continue to provide a print version of *Modus* publication twice a year.

How can RICS support the production of alternative fuel sources from renewable energy sources in Ireland through appraisals?

RICS has a practical role to play in helping Ireland bring forward alternative fuel projects from renewable energy sources by giving the market a clearer basis on which to judge value, risk and deliverability. However, we need to be mindful of the issues caused by the DUP 'fuel pellets' scandal in NI and make sure that ethical governance and transparency are at the forefront of any initiative in this sector.

Across projects and technologies, appraisals based on our professional and technical standards can embed confidence through providing frameworks and guidance.

The professional standard on the Valuation of assets in the commercial renewable energy sector gives valuers a framework for assessing these installations, while the guidance on Options and leases for renewable energy schemes is directly relevant to land assembly, rent structures, reinstatement and decommissioning. Similarly, the Valuation of woodlands and forests could also be useful, particularly where the natural environment overlaps with renewable fuel production.

Feedback from the AGM

Congratulations on the General Assembly. As an RICS member in Türkiye, I hope to see more local engagement through CPD, networking and member events. We have a strong community here and would be delighted to contribute. Thank you!

I am so impressed with Justin Young and his team. The documents provided were well designed and informative. Great job all!

Congratulations to Nicholas Maclean who I have confidence is giving the views of our membership due consideration.

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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