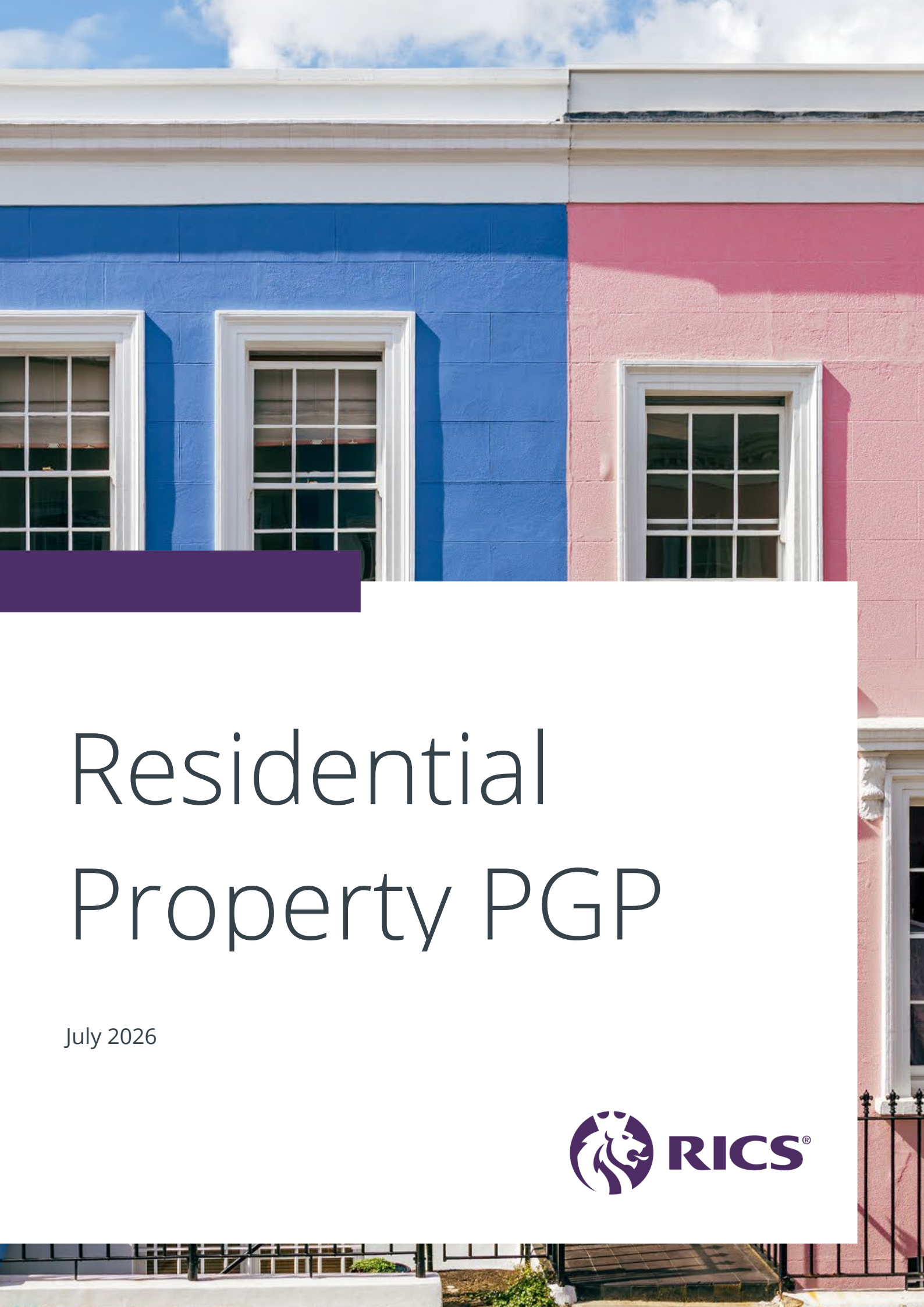




Residential Property PGP

July 2026



Residential Property Professional Group Panel (PGP)

Meeting 3 of 4

8 July 2026

Chair: Emma Fletcher

1. Key Strategic Insights

Home Buying and Selling Reform

The panel discussed the significant opportunities arising from the Government's Home Buying and Selling Reform programme, particularly the introduction of Property Condition Reports. Members stressed the need for robust professional standards, sufficient industry capacity and continued engagement with government to ensure reforms deliver improved consumer outcomes while creating opportunities for RICS-regulated professionals.

Artificial Intelligence and Consumer Behaviour

Members highlighted the increasing use of AI by consumers within complaints, disputes and tribunal proceedings, raising concerns about inaccurate information, evidential standards and regulatory oversight. The panel recognised that AI is becoming a broader professional and consumer issue, requiring ongoing guidance and support for members.

Residential Market and Regulatory Environment

The panel discussed the continuing impact of regulatory change, housing affordability challenges and evolving market conditions across the residential sector. Key themes included leasehold and commonhold reform, pressures on housing associations, loss of social housing stock, slowing sales activity in some markets and the growing adoption of renewable technologies, all of which are expected to shape future residential demand, investment and housing delivery.

2. PGP Member Activities and External Engagement

New Appointments: The panel welcomed Jo Barrett, Kerry Heath and Dallas Craik as new members, and Joseph Foot was made a permanent member after a period as a Co-optee. These members bring additional expertise across local authorities, social housing, affordable housing delivery, regeneration, residential property management and mixed-use development.

James Ginley

Leading the development of the forthcoming *Sustainability in Residential Property* guidance and chairing an international working group comprising representatives from multiple areas.

3. Key Achievements

Home Buying and Selling Reform Engagement

RICS continues to play an active role in discussions with MHCLG, the Home Buying and Selling Council and the Digital Property Market Steering Group, helping inform the development of future reform proposals and professional standards.

Stock Condition Survey Code of Practice

The consultation on the Stock Condition Survey Code of Practice received strong engagement and positive feedback across the housing sector, reinforcing demand for practical asset management guidance.

Residential Conference 2026

The Residential Conference programme is now substantially developed, with strong speaker engagement, increased promotional activity, and more interactive delegate experience planned.

The conference is scheduled for the 8 October 2026 at Hatfield House, Hatfield, Hertfordshire.

[Tickets are available on RICS.org](https://www.rics.org/tickets)

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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