



# Standards and Regulation Board

## Risk outlook 2025

December 2025



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# Introduction

Since the publication of the Standards and Regulation Board's [Risk outlook](#) in July 2024, the board continue to monitor and discuss areas of risk for the profession.

Where urgent risks are identified, we look to inform and guide members and firms through [Practice Alerts](#), webinars, and

the development of new and updated standards.

This light-touch update to the 2024 report reflects our thinking on risk areas that are priority issues for the Board, and that continue to inform our strategy and focus our regulatory activities.





# Pace of change

Our focus for the 2025 risk outlook update is the pace of change across surveying. This is predominately the result of new technology, including the use of data and AI. Change brings risks for all sectors and in all markets, but also huge opportunities for innovation.

As part of our strategy to deliver a modern, global and data-led regulatory body, SRB is focused on responding with agility to the pace of change in the industry, in order to ensure we can support the profession.

In 2025, RICS published the first global professional standard on the [responsible use of AI in surveying](#) – a decisive move to guide the profession through the rapid evolution of AI technologies. The standard aims to:

- assist RICS members and regulated firms in establishing guardrails to maintain professional judgement, while adapting to the use of this new technology
- build confidence in data management and
- ensure effective communication with clients.

By doing so, the standard seeks to develop trust between stakeholders and ensure AI improves safety, resilience and innovation in the natural and built environment.

Firms and members must ensure tools are used ethically, transparently and with professional judgement and oversight. Members remain accountable for anything produced by AI, and should understand their responsibilities to protect against errors, complaints or liability.

The development of new technology, including AI, blockchain and virtual assets, also brings opportunities for criminals. Members should be mindful of increasingly sophisticated cyberattacks and the potential for financial crime, and should ensure that any existing AML policies, processes and tools are kept up to date in the face of new attacks.

In September 2025, RICS published [Countering bribery, corruption, money laundering and terrorist financing](#), 2nd edition, and is exploring the creation of new training material to support this. We have also entered into a collaboration agreement with the Global Infrastructure Anti-Corruption Centre (GIACC) to ensure their suite of training materials is available to RICS members.

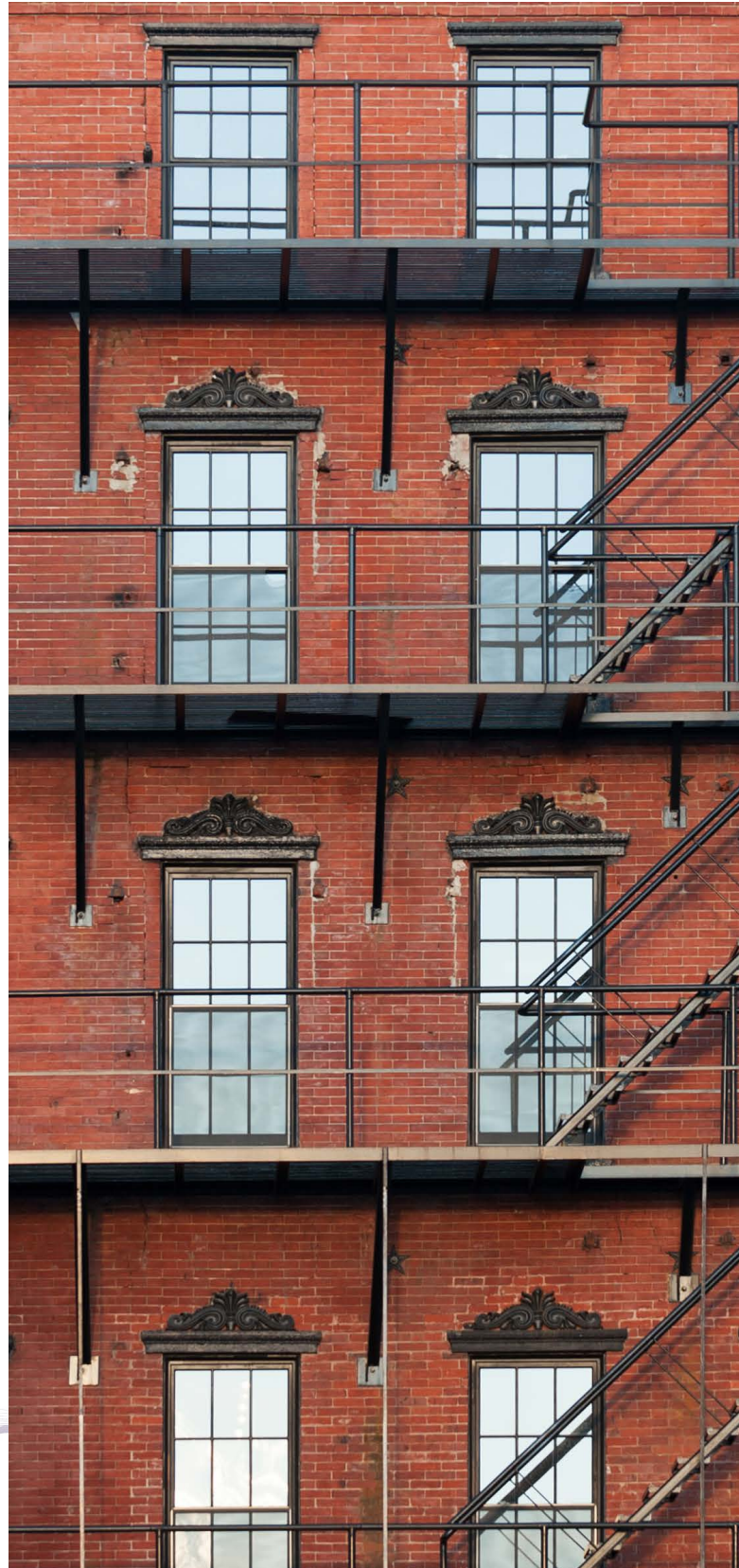
# Skills and knowledge gaps

It is inevitable that the increased use of AI and the developing needs of clients will impact on the skills and knowledge surveyors will require in future, as well as the functions and services that they will undertake.

SRB is focused on bridging this skills gap by:

- assessing appropriate competencies for those entering the profession
- changing the culture of continuing professional development (CPD) to bring greater focus to lifelong learning, and
- supporting new and existing members of the profession to meet the pace of change.

Firms should take a long-term approach to recruitment and the pipeline of talent, providing opportunities at all levels to ensure surveyors have the experience and practical knowledge to exercise effective professional judgement and oversight.



# Residential property

The safety and security of residential property remains an important focus for homeowners and occupiers, governments worldwide and RICS.

In the UK, there have been a number of legislative changes in this area that members and firms should be aware of, including:

- [Decent Homes Standard](#)
- [Awaab's Law](#)
- [Renters' Rights Act 2025](#)
- [Leasehold and Freehold Reform Act 2024](#)

Members and firms must keep up to date with legislative changes in this area to remain compliant, and be aware of any extra roles and responsibilities they now have. Members should also be aware of legislation specific to the devolved nations of the UK, and act accordingly when working in those nations.

Most RICS-regulated firms undertaking residential property work are based in the UK, but members working globally should ensure they keep up to date with relevant legislation in the jurisdictions in which they operate.

Following publication of the [Grenfell Tower Inquiry phase 2 report](#) at the end of 2024, the UK government has been working towards the introduction of a construction regulator. There have also been recent consultations on policy proposals for more regulation of property agents, and changes to the requirements for leasehold property management and the homebuying and selling process – all part of a picture of increased protection for the public. RICS is liaising closely with the government to support these proposals, and to maintain consumer protection while recognising the existing regulation of RICS members. We continue to work with external stakeholders to influence policy initiatives that mitigate regulatory risks identified by government.

We are seeing good availability of PII for firms working in this sector, and have improved the minimum policy wording related to fire safety.

We continue to see concerns reported to us relating to home surveys, and this remains an area of focus for SRB. The expert working group updating the [Home survey standard](#) is reviewing the responses to the consultation, before amendments come to SRB for approval.

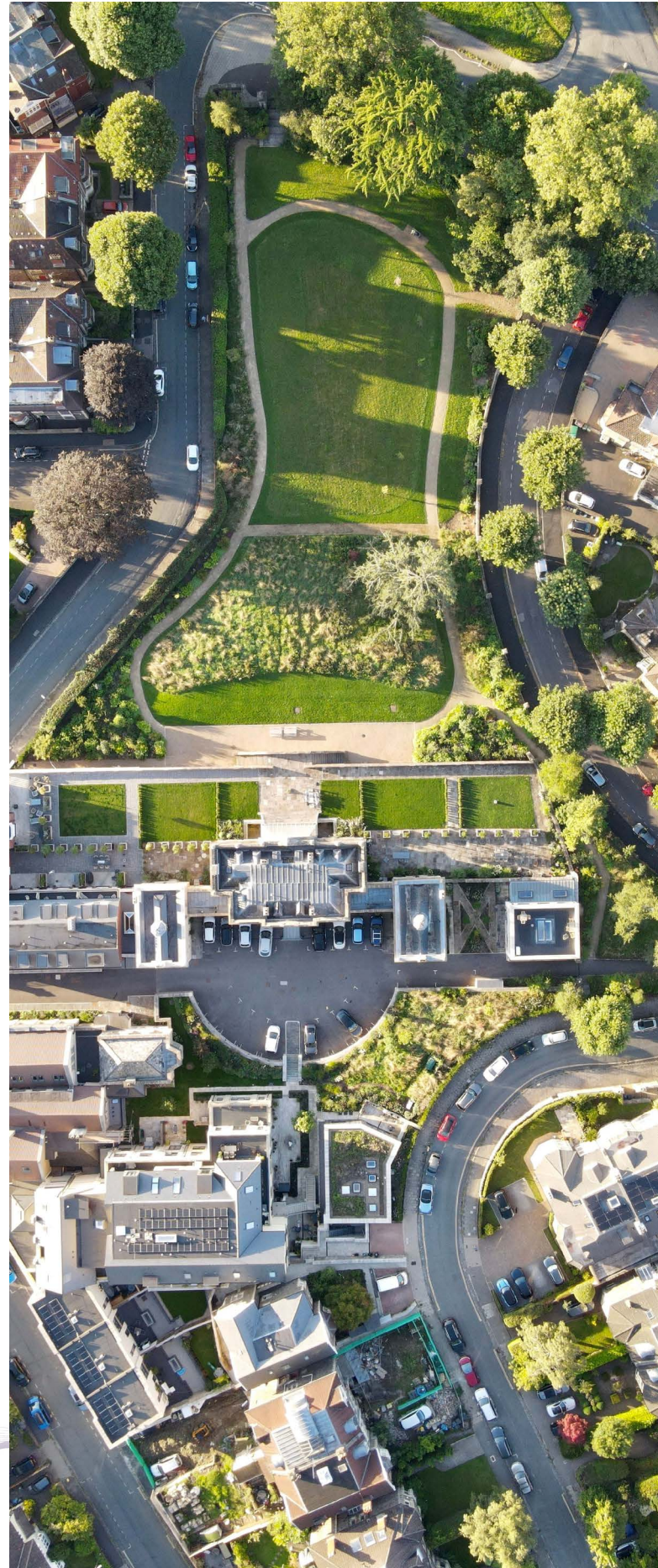


We are also continuing consideration of a proposed home survey regulatory scheme for firms and members practising in this area. A regulatory scheme would require RICS members conducting home surveys in the UK to meet specific regulatory requirements, with dedicated RICS resources to ensure compliance and provide feedback.

SRB will be considering the consultation responses and assessing what constitutes an appropriate and proportionate level of regulation to maintain consumer confidence in RICS home surveys during 2026.

Changes in interest rates have driven renewed scrutiny of how client money interest should be accounted for and accrued. Firms in the UK should ensure that they adhere to the [Client money handling](#) professional standard, and that they are transparent with clients on how interest on client money is handled.

Our Profession Support and Assurance team has updated the client money protection scheme work programme to include a wider audit on the treatment of client money interest. A bespoke programme of work has also been created to separately address client money interest with regulated firms that we have identified as potentially higher risk, based on intelligence and the total value of client money held.





# Valuation

We assess the regulatory risks relating to valuation to be stable. We are aware of issues in the market relating to downward pressure on valuation fees and upward pressure on liability caps, and are taking this into account in our regulatory activities.

New versions of both [International Valuation Standards \(IVS\)](#) and [RICS Valuation – Global Standards \(Red Book Global Standards\)](#) came

into effect this year, reflecting the changes in the sector and adapting to practice and process changes from evolving areas such as technology and environmental, social and governance (ESG). Our Profession Support and Assurance team provided [free workshops](#) to support Registered Valuers in complying with the changed standards.

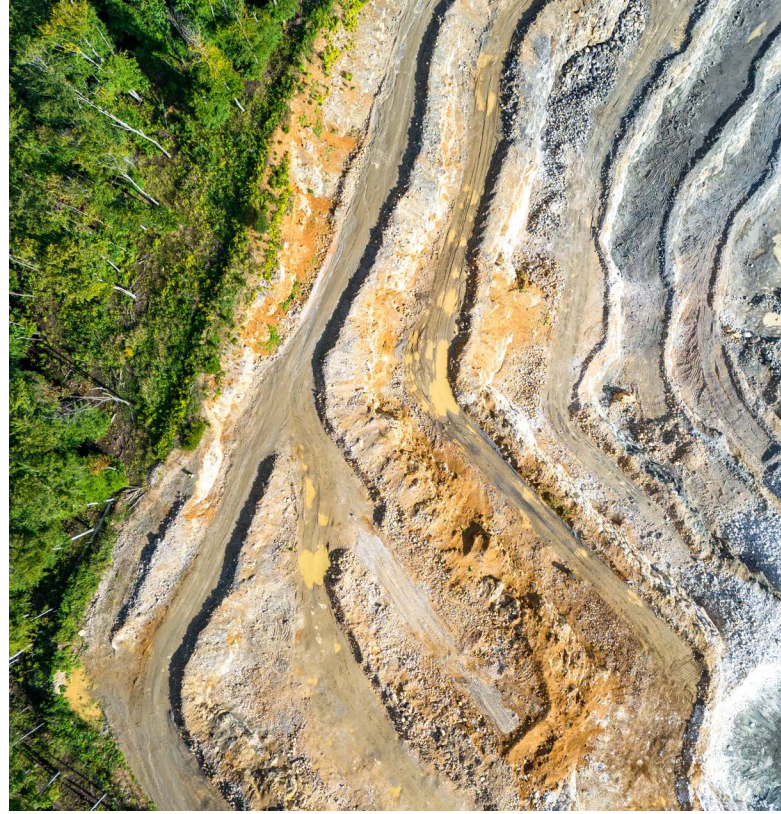




# Climate change and sustainability

There continues to be global political uncertainty relating to climate change, with different policies and legislation across different countries. The climate risk itself has increased, and there is more evidence of this with extremes in weather, as well as other local and international climate events.

The regulatory risks we identified last year remain, as does our advice to members and firms. Members should ensure they have the necessary skills and knowledge to advise clients, and sustainability will become a mandatory topic for CPD. Members should also continue to stay abreast of relevant legislation, as well as client requirements and expectations.





# Dispute resolution and expert witness

We've seen increased take up of [training provided by the RICS Dispute Resolution Service \(DRS\)](#). The work of DRS and the Global President's Panel of Dispute Resolvers and Expert Witnesses continues to mitigate risks in this area.

We have seen issues relating to the provision of expert witness services in the UK, particularly in relation to services provided for high-volume litigation like housing disrepair claims. We published a [Practice Alert](#) in April 2025, and continue to point

members towards the global [Surveyors acting as expert witnesses](#) standard, which is in the process of being updated.

Members must ensure they understand their responsibilities as an expert witness and that they have the skills, knowledge and relevant experience in the field to undertake the role effectively.

RICS is also working with other professional bodies and stakeholders to address systemic risks around volume litigation.





## 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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