

Annual Review
2018-2019

Delivering Confidence

Delivering Confidence

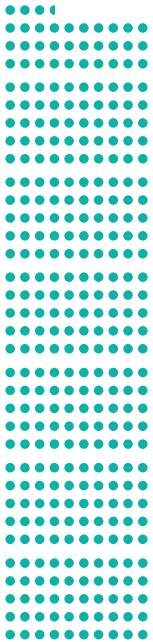
We are RICS. Everything we do is designed to effect positive change in the built and natural environments for generations to come.

Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure.

With our growing market presence and the recognition of our brand across world markets, we are well placed to continue our evolution into a truly global profession – one that works collaboratively to provide a foundation for confident markets, pioneers better places to live and work, and a force for positive social impact.

Our year in numbers

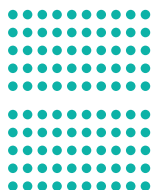
Supporting professional progression



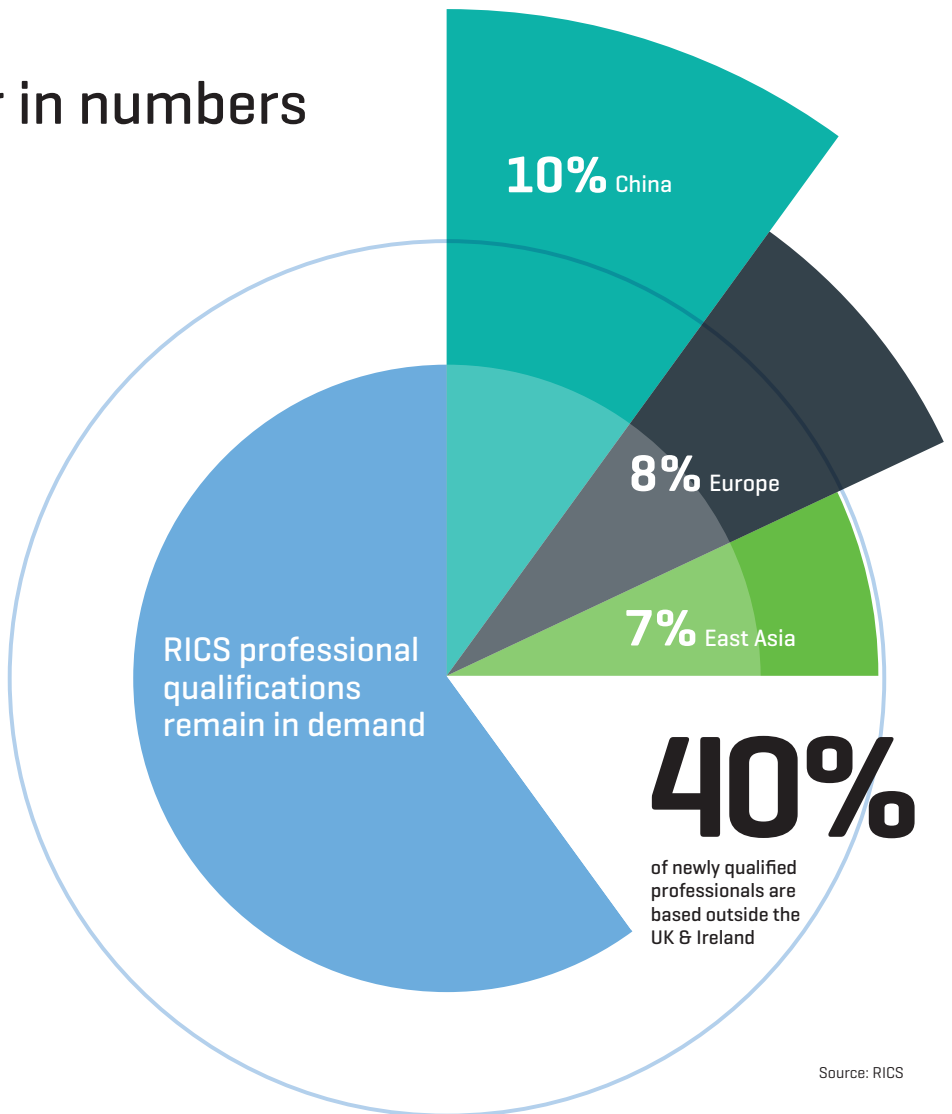
1,000
conferences and seminars



300
training courses



300
distance-learning webinars



Influential thought-leader

90%

WBEF Summit 2019 content is relevant for making policy recommendations

67%

RICS shows leading thinking on issues of global significance

Source: Delegates attending WBEF Summit 2019

31

New mandatory countries adopting the RICS Valuer Registration programme

- Albania
- Andorra
- Armenia
- Azerbaijan
- Belarus
- Bosnia and Herzegovina
- Bulgaria
- Croatia
- Estonia
- Georgia
- Greece
- Kazakhstan
- Kosovo
- Latvia
- Malta
- Moldova
- Monaco
- Montenegro
- North Macedonia
- Romania
- Russian Federation
- San Marino
- Serbia
- Slovakia
- Slovenia
- Switzerland
- Turkey

Sustainable 21st century professional body

82%

agree that RICS increases the status and recognition of its professional standards by governments and markets

80%

agree that RICS effectively regulates to protect the public and profession

Trusted by our stakeholders and society

15,987

Registered valuers

10,750

RICS-regulated firms

This year, millions more people in search of better lives have crowded into cities ...



President's statement
by Chris Brooke FRICS

This trend is gathering speed, and the impact of this continued urbanisation activity is stretching the limits of the natural environment. This expansion of urban living has tipped the climate into a new phase of emergency.

At the same time, new technologies and enhanced infrastructure provision, via approaches such as the Belt and Road Initiative, have started to connect cities and their populations in a manner not seen previously. Meanwhile, major and long-standing trade relationships between East and West are under pressure from new geopolitical alignments.

Each of these developments is potentially daunting in terms of the implications for the built and natural environment. Yet they also present a compelling opportunity for RICS and the profession to take a leadership position, thereby highlighting our value to both clients and society by delivering a foundation for confident markets, pioneering better environments and representing a global force for positive social impact.

We can do this because we develop respected global standards, are committed to professional progression and are guided by the latest data and insight.

During my term as President, I have seen RICS professionals living and breathing these principles, specifically in three key areas.

First, I have seen our profession embrace the latest technologies to improve outcomes for clients. This is giving us a glimpse into the future of how we will pioneer better places for people. As we continue to innovate, our adoption and development of these technologies will deliver trusted and consistent data to enhance confident decision-making.

Second, we have been doing much more to help our clients deploy capital towards projects that ensure sustainable outcomes. By focusing on driving the global adoption of RICS standards, RICS can provide the foundation for confident investment, trade and economies as we face the great ecological challenge of our time. I have no doubt that our profession will champion this drive for sustainability throughout the built and natural environment.

Finally, to fulfil these ambitions, we have been working to attract the brightest talent from the broadest reaches of society to enter our practices and challenge our conventions. This, I believe, is the real catalyst that will transform the built and natural environment and bring sustainable and positive outcomes to the communities we serve.

Overall, I have been very encouraged to see that our profession is preparing for the future. By adapting to change, I believe that we will continue to succeed as a profession. We all have a responsibility to contribute towards this change – by being agents of progress – and I am excited to be part of a global professional body that has both the ambition and the ability to play a key role in the built and natural environment of the future.

Chris Brooke



Global Chief Executive Officer's statement by Sean Tompkins

RICS' financial year has been a period of change, challenge and progress all playing out in an increasingly uncertain world ...

While challenging, our activities have further strengthened the foundations for confident real estate markets, helped pioneer better environments, and demonstrated RICS' thought leadership as a leading force for positive social impact. RICS has delivered confidence this year in the following four key areas.

1. Trusted by stakeholders and society: Our development and enforcement of international standards has protected consumers and businesses by ensuring the utmost level of professionalism across the built and natural environment.

One of this year's prominent achievements has been the adoption of International Property Measurement Standards [IPMS] by the Administration Committee of Beijing, which opened the way for RICS to participate in a Chinese government-backed coalition of leading real estate decision makers. The International Air Transport Association adopted International Construction Measurement Standards [ICMS2], requiring all aviation infrastructure to be delivered to a common standard.

We have driven consistent standards in cost measurement through collaboration with key UK infrastructure companies, such as Crossrail 2, Network Rail and Transport for London. We have also advanced the business case for social value, while celebrating, through our annual awards, the long-lasting social impact that built and natural environment professionals can make.

2. RICS professional qualifications remain in demand: We have researched, designed and delivered lifelong learning and development to equip professionals to remain relevant to the changing demands of their profession.

Demand for our qualifications remains strong – more than 22,000 candidates are currently working towards professional recognition. Perhaps more significantly, every year more diverse talent chooses to join our profession and close to 30% of candidates are female, compared with 15% seven years ago, and we remain committed to leading an inclusive profession.

3. Influential thought leader: We are creating transparency and enabling confident market decision-making by delivering trusted knowledge, data and insight for the built and natural environment.

The European Central Bank has adopted RICS European data from the Global Commercial Property Monitor to provide consistent and comparable information for its operations with the European System of Central Banks. All European central banks now use RICS data as key market indicators within commercial real estate, a tangible example of how RICS' thought leadership and insights are key to the smooth functioning of our economic infrastructure.

RICS' professionals and clients are continuously pooling knowledge and sharing insight via our flagship World Built Environment Forum (WBEF) and Summit. They bring together world leaders in the built and natural environment, providing them with the platform to collaborate on innovations to future-proof our profession.

4. Sustainable 21st century professional body:

We recognise that this changing world requires greater thought leadership and agility. This year we have implemented a series of reforms to RICS' governance and Bye-laws. I am pleased to say that it passed a vote of members of the profession with an overwhelming majority. To strengthen our organisation's ability to support and lead change we have also refreshed our executive team and introduced new key roles, including Chief Markets Officer, Executive Director of the Profession and Chief People Officer.

I was honoured, alongside our President, to be able to host Her Majesty the Queen at RICS' headquarters in London in celebration of our 150th anniversary as a chartered body. Throughout this period and today, RICS' professionals drive positive change in the public interest across the world. This is not an exhaustive list of our successes this year, but all our activities strengthen RICS' ability to achieve our ultimate purpose – to effect positive change for people who live, work and play in the built and natural environment.

Positive social impact

We have been working collaboratively to maximise the opportunities and overcome the challenges of urbanisation, the scarcity of global resources and climate change to help build resilient, successful communities, pioneer better environments and create better places and spaces for future generations.

Pioneering better environments

Whether as a single practitioner or within a global firm, RICS professionals' work can positively influence levels of resource use, emissions and waste generation.

Our responsible, evidence-based approach helps reduce corruption and improve labour practices. The RICS Research Trust has published a series of authoritative papers based on case studies from across the

world. They create a foundation for influencing policy and gaining recognition for our standards and qualifications.

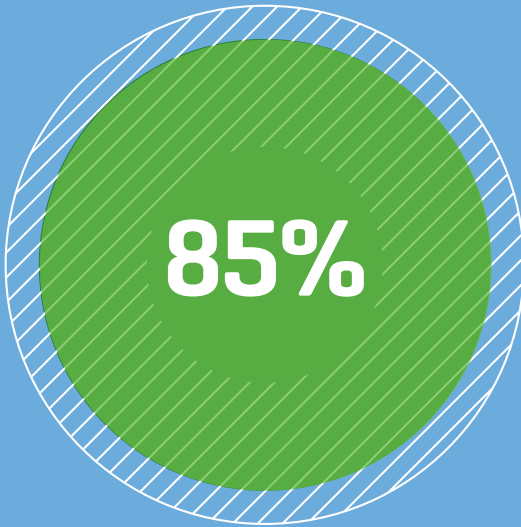
The RICS Research Trust's prize-winning paper on Permitted Development Rights [PDR] was cited by the UK Government in reaching its decision to review PDR policy, as referenced in Parliament and widely covered in the media

2018 RICS UK Project of the Year

The RICS UK Project of the Year Award 2018 was won by the Woodberry Down redevelopment in Finsbury Park, London. RICS judges said that the Woodberry Down project team – Berkeley Homes and Hawkins Brown – had regenerated the area with integrity and a genuine desire to improve not just the physical environment but also residents' economic aspirations and social wellbeing.



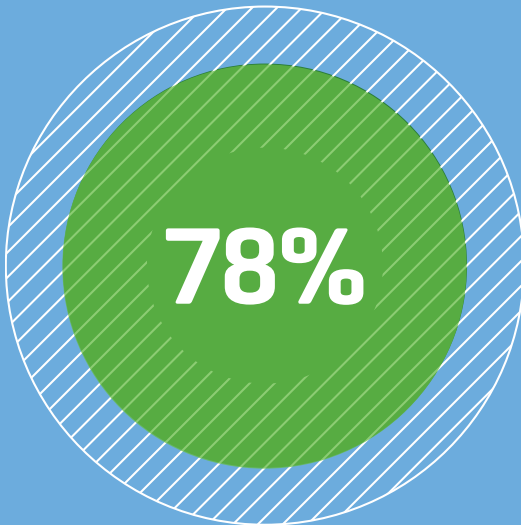
World Built Environment Forum Summit 2019



of attendees agree that WBEF convenes the best and most diverse thinking across the sector



of attendees would turn to RICS for advice on urbanisation, markets, data and technology, and the natural environment



of delegates said they would review their business plans following the Summit

10,000

participants in the WBEF online community

This year also saw the launch of the WBEF webinar series and online community. More than 10,000 people from around the world participated, discussing blockchain, data and decision-making, artificial intelligence, and investment in green buildings. Webinars were available on demand and as a podcast.

Source: RICS



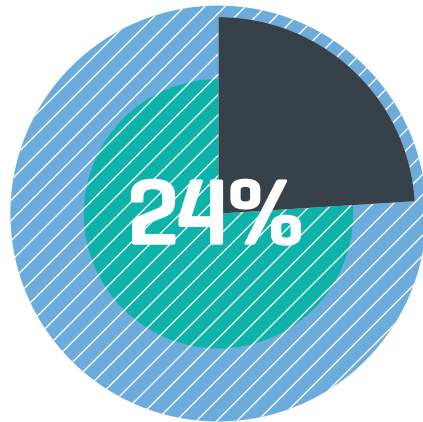
Land and human prosperity

Many of today's challenges – conflicts, climate change, rapid urbanisation, gender equality, increased demand for natural resources – are linked to land administration, land tenure and equitable land acquisition.

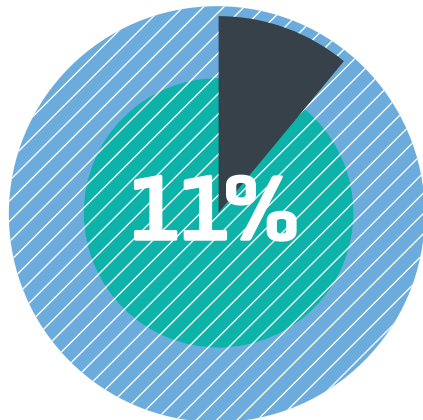
Secure title offers a way out of poverty and can help reduce inequalities between countries. Which is why we led efforts to develop the International Land Measurement Standard [ILMS], published in May 2019. It can be adopted systematically and used in all markets, whether they have a functioning Land Information System [LIS] or not. ILMS advances transparency and supports reporting systems such as the International Finance Reporting Standards [IFRS].

Professional progression

We continue to research, design and deliver lifelong learning and development that advances innovation in the built and natural environment, while also providing diverse and accessible pathways into the profession. Our global programme of conferences, seminars, training and networking opportunities enable RICS members to stay at the forefront of their profession. Furthermore, the RICS Social Impact Awards showcase and recognise inspirational initiatives and developments in land, real estate, construction and infrastructure. To date, we have delivered more than 1,000 events, seminars, conferences and networking events addressing topics including: the Assessment of Professional Competence [APC]; building surveying; dilapidations; ethics; property management; quantity surveying; and valuation.

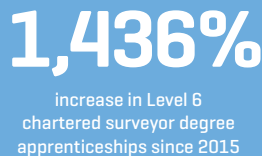
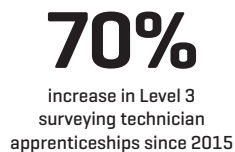


of apprentices are women



of apprentices are from a black, Asian or minority ethnic [BAME] background

The number of RICS apprentices continues to grow



Source: ESFA

Global standards

From fire safety to anti-corruption, RICS has established itself as a trusted worldwide industry benchmark.

We continue to prioritise the development and enforcement of leading international standards, which protect consumers and businesses and ensure the utmost level of professionalism is employed across the built and natural environment. Our standards for the profession continue to be adopted in the major economies of the world by governments and end users.

Through our responsible, evidence-based approach and our extensive knowledge of the built and natural environment around the world, we continue to influence policy and give expert advice to public bodies and decision makers, enabling confident investment, trade and economies.

Mitigating climate change

Our work with the Global Alliance for Buildings and Construction has seen the International Property Measurement Standards (IPMS) included in the United Nation's toolkit for estimating greenhouse gas emissions based on energy use by floorspace, while the European Union has made draft recommendations to incorporate IPMS within its sustainable finance guidance.

We are also regularly invited to speak about sustainable energy and green finance at high-level international policy events, where we are able to promote our guidance on embodied carbon.

Defining fire safety regulations

We led a global coalition of 57 organisations working to classify and define International Fire Safety Standards (IFSS) across the world at project, state, national, regional and international levels.

International Construction Measurement Standards (ICMS)

Ken Creighton, Director of Professional Standards at RICS, chairs the ICMS coalition – a growing global partnership committed to producing and supporting one shared standard for benchmarking and reporting of both capital and whole-life project costs.

ICMS could save billions of dollars in international investment by providing a structure for consistently capturing data and cost reporting. The strong global adoption of the standard will extend to the whole project life cycle as a way of cost reporting for portfolios, programmes and projects around the world.

ICMS' shared standards
can save money



Promoting market transparency

To help the profession identify and manage risks that exist in the profession, we published the professional statement: *Countering bribery and corruption, money laundering and terrorist financing*.

In addition, The European Central Bank (ECB) and several national central banks in Europe and Asia Pacific use data from our Commercial Market and Residential Market surveys to manage threats to financial stability. We also collaborated with other influential policy bodies, including the Organisation for Economic Co-operation and Development (OECD) and the International Finance Corporation (IFC), who invited us to join the steering group of its Market Accelerator for Green Construction programme.

Diversity and inclusion

We continue to support and promote diversity and equality as we believe they are critical to the success of our organisation and to the future of our profession. Furthermore, diverse workplaces result in more profitable companies, have greater market attractiveness and enhance their corporate reputation.

Supporting talent and promoting diversity to create an inclusive, empowered profession

The future of our profession depends on our ability to attract, develop and retain diverse talent. We continue to focus on diversity of all kinds – from social background and sexuality to gender, ethnicity and physical ability. Our wide-ranging work has inspired

future generations – and while there's still more to do, we're heading in the right direction. Importantly, we recognise the challenge before us. We remain committed to promoting the full spectrum of diverse talent for our profession.

Inspiring the next generation

24%
will now consider becoming a surveyor [compared with just 4% prior to the workshop]

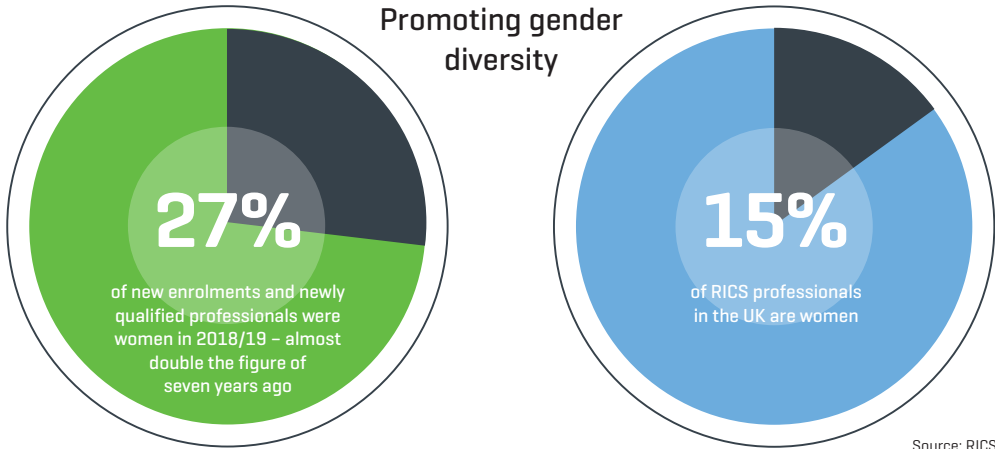
8,000

More than 8,000 young people have participated in our Inspire workshops

Source: RICS

Narrowing the gender gap

We continue to collaborate with firms to identify the best way to attract women into the profession and ensure that they remain with us throughout their working life.



Pride Month 2019

All our employees worldwide were given rainbow lanyards to enable them to show support for LGBTQ+ colleagues and RICS professionals, while the rainbow flag flew outside the RICS headquarters in London. Employees joined Pride marches in

Birmingham, London and Manchester. We also recorded a series of videos, speaking to LGBTQ+ professionals in our industry and published a special edition of our *Diversity Matters* newsletter, which included resources for LGBTQ+ surveyors.



Building for the future

In line with our aim to effect positive change in the built and natural environments, we are committed to collaborating with others and remaining future-focused. This allows us to ensure that our profession evolves and adapts to the industry's biggest challenges. We're working to make sure that, as an organisation and a profession, we continue to be fit for the future.

Our Futures programme

Through extensive engagement with industry stakeholders, our Futures programme investigated the drivers of change for our profession. From technology and big data, to climate change, urbanisation and skills, our

work has provided a platform for the evolution and development of the sector to help it respond to rapid disruption. In 2020, the programme will focus on three areas: sustainability; data and technology; and talent and skills.

Bringing our governance into the 21st century

We are always considering how best to lead and support the profession in the years to come. To secure our future as a self-regulating profession that's trusted to set and enforce standards for the public good, we've modernised our governance structure. These reforms will help improve our effectiveness and our impact, and the profession will benefit from agile decision-making about RICS's future.



Governance structure changes

In November 2018, a special resolution was proposed by Governing Council to amend the RICS Royal Charter and Bye-laws in order to establish a governance structure fit for a 21st century professional body.

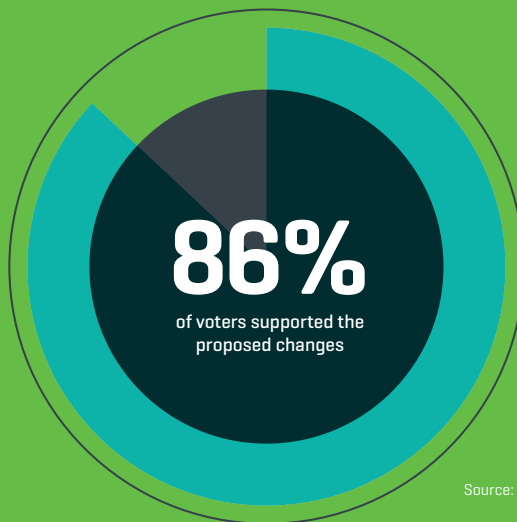
Voter turnout was 11% and 86% voted in favour of the following changes.

1. The creation of 15 elected geographical market seats, six elected strategy seats, and four officer seats for the President, President

Elect, Senior Vice President and the newly created position of Chair of Governing Council.

2. Formation of a new joint Standards and Regulation Board under an independent chair – so that RICS standard setting is subject to the same independent scrutiny as our assurance and enforcement functions.

3. Renaming of the Conduct and Appeals Committee to become the RICS Regulatory Tribunal, to better reflect its important role.



15 elected geographical seats



6 elected strategy seats



4 officer seats

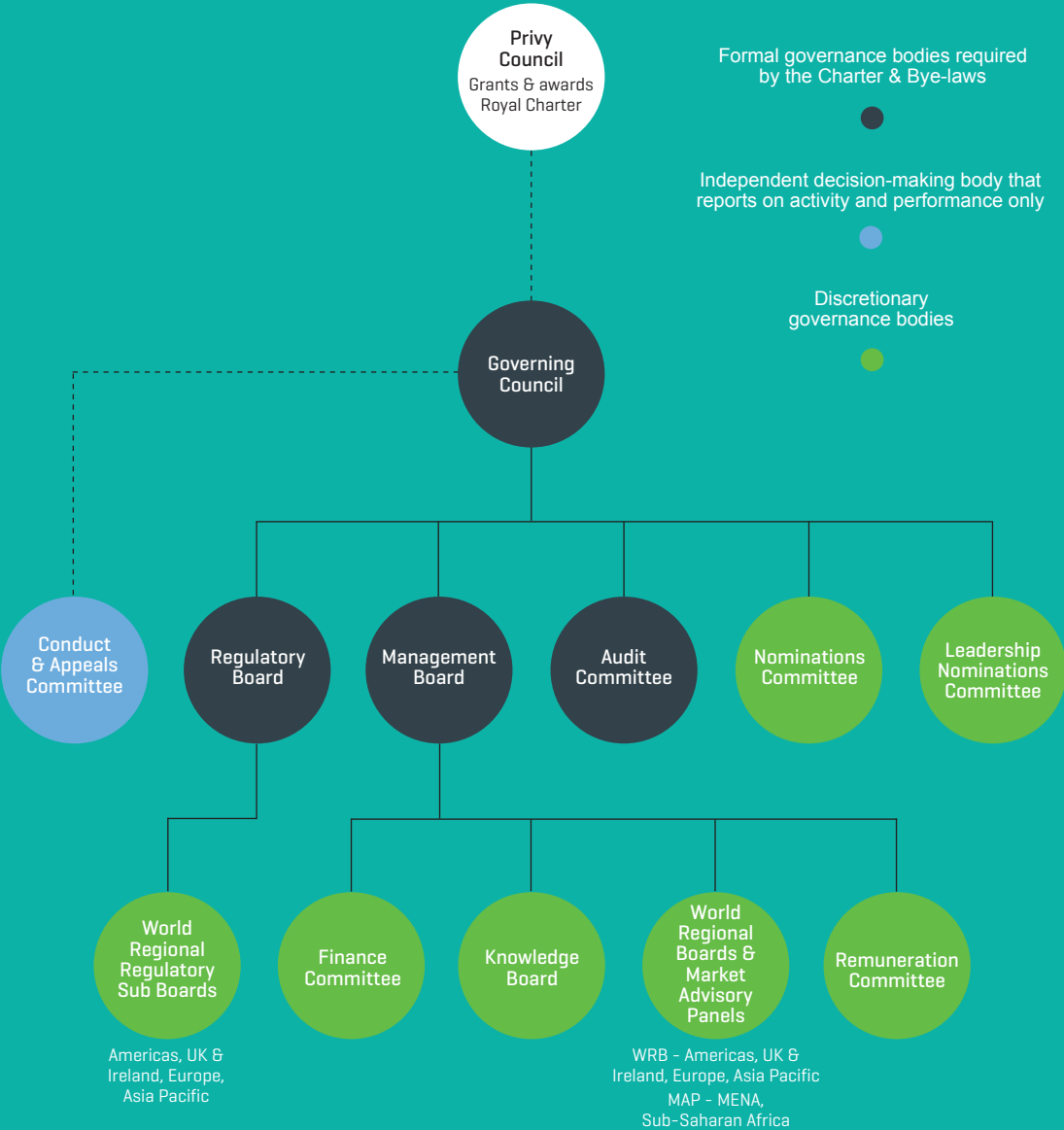


Where we are now

Her Majesty the Queen and the Privy Council approved the changes in March 2019 and implementation is underway, including recruitment to the position of Chair of Governing Council, elections for the 15 new Governing Council market seats, appointment of the Chair of the Standards and Regulation Board and recruitment of members to that board.

Corporate governance

Governing Council, chaired by RICS' President, is supported by a number of groups, committees and boards, populated by around 1,000 active RICS professionals, employees and lay members. These boards include the Management Board, an arm's-length Regulatory Board, world regional and national boards and advisory panels, specialist professional group boards and policy panels.



RICS - the people behind the organisation

As at 31 July 2019

RICS Officers

President

Chris Brooke FRICS

Senior Vice President

Kathleen Fontana FRICS

President Elect and Secretary to the Profession

Timothy Neal FRICS

Management Board

Chair

Paul Marcuse FRICS

RICS non-executive
board members

Natalie Cohen MRICS

Kathleen Fontana FRICS

Kwok Wah [Edgar] Li MRICS

Bruce McAra FRICS

Steve Williams FRICS

Independent non-executive board members

Amarjit Atkar

Simon Hardwick

RICS executive board members

Sean Tompkins

Violetta Parylo

Executive Team

Global Chief Executive Officer

Sean Tompkins

Executive Director for the Profession

Richard Collins

Chief Operating Officer

Violetta Parylo

Executive Director Schools of the Built Environment

Mark Powell

Chief People Officer

Marina Kilcline

Executive Director Brand, Communications and Thought Leadership [Interim]

Liz Banks

Chief Markets Officer

Matthew Harrison

Governing Council Members

Keith Agar FRICS

Louise Archer FRICS

Richard Asher FRICS

James Baker MRICS

Dayle Bayliss FRICS

Rebecca Best FRICS

Kevin Brogan FRICS

Chris Brooke FRICS [President]

Sara Cameron MRICS

Alan Child FRICS

Bruno Cohen FRICS

Natalie Cohen MRICS

Paul Collins MRICS

Diane Dumashie FRICS

Nicola George MRICS

Bryony Goldsmith MRICS

Ann Gray FRICS

Michael Hannaway FRICS

Rob Hindle FRICS

Michael Holden FRICS

Julian Josephs FRICS

Gerhard Kemper FRICS

Amy Leader MRICS

Jonathan Lever FRICS

Timothy Neal FRICS

[President Elect]

Isobel O'Regan MRICS

Monique Royle MRICS

David Sandbrook FRICS

Peter Smith FRICS

Ramsey Tadros FRICS

Benjamin Towell MRICS

William Waller FRICS

Marna van der Walt FRICS

Adrienne Yarwood FRICS

Regulatory Board

The Regulatory Board and the regional Sub-Boards are responsible for defining regulatory strategy and policies which meet public expectations. The Board and its Sub-Boards are independently chaired and comprised of independent members and RICS professionals from around the world. This approach combines robust independent global oversight with professional expertise.

Stephen Haddrill, Chair	Financial Reporting Council [FRC]	UK
Paul Beland	Shareholder services, CFRA Investment Research, Deputy Director of Research	USA
Srividya Gopalakrishnan MRICS	Duff & Phelps Singapore Pte Ltd, Managing Director	Singapore
Michael Newey FRICS	Broadland Housing Group, UK Group Chief Executive	UK
Richard Owen FRICS	Deloitte LLP, Partner, Real Estate	UK
Thijs Stoffer	Real estate bodies	Switzerland
Antony Townsend	Regulator, Financial Regulators Complaints Commissioner & member of professional Regulatory Boards	UK
Natalie Breen	PwC, Head of Asia Real Estate Desk	UK/Singapore
Bruce Haswell MRICS	Gleeds Construction Consultancy, Regional Director	Egypt

Financial review

Group revenue analysis

For the year ended 31 July 2019

RICS is operating in a period of approved and controlled financial deficits in order to make investments in technology, advance standards and regulation, and to respond to the changes needed for the future of the profession.

The financial information presented here does not constitute the full financial statements of RICS for the year ended 31 July 2019, but represents summaries from them. These summaries do not provide a full understanding of the financial performance, position or investing activities of RICS.

The independent auditor of RICS, Grant Thornton LLP, has issued an unqualified audit opinion on the full financial statements for the year ended 31 July 2019.



Membership income



Commercial income



Other income



	£000
2018-19 Group income	91,353
Membership income	54,383
Commercial income	33,246
Other income	3,724
2018-19 Membership income	54,383
Subscription income	50,048
Assessment income	1,710
Other joining-related fees	2,625
2018-19 Commercial income	33,246
Conferences income	10,293
Training income	10,091
Other commercial income	12,862

Consolidated statement of profit and loss account

	2019	2018
	£m	£m
Revenue	91.3	88.2
Cost of sales	(28.1)	(30.4)
Gross Profit	63.2	57.8
Key activities and services		
Regional and local service provision	(21.6)	(20.0)
Creating and enforcing professional standards	(14.8)	(13.9)
Gaining influence and building brand profile	(13.2)	(12.0)
Technology development and operations	(6.1)	(5.7)
Legal and governance	(2.6)	(2.2)
Depreciation and amortisation	(2.3)	(2.1)
Finance operations and ongoing compliance	(2.6)	(2.4)
Property operations and life cycle maintenance	(2.0)	(2.2)
Central activities	(2.0)	(1.4)
Total expenditure on key activities and services	(67.2)	(61.9)
Other [costs]/income		
Charitable trusts and donations	(0.1)	(0.1)
Surplus /[(deficit)] on foreign exchange	0.2	(0.3)
Changes in the Fair Value of investment	(0.6)	-
Profit on sale of property, plant and equipment and available for sale investments	0.5	1.8
Total other income	-	1.4
Exceptional costs	(0.7)	-
Loss before interest and taxation	(4.7)	(2.7)
Finance income	0.4	0.4
Loss before taxation	(4.3)	(4.3)
Taxation	(0.5)	(0.3)
Net loss after taxation attributable to RICS for the financial year	(4.8)	(2.6)

Other comprehensive income

	2019	2018
	£m	£m
<i>Items that may be reclassified subsequently to profit or loss:</i>		
<hr/>		
Gains on revaluation of available for sale investments	-	0.4
Deferred tax	-	0.1
	-	0.5
<hr/>		
<i>Items that will not be reclassified subsequently to profit or loss:</i>		
<hr/>		
[Loss] on revaluation of property, plant and equipment	-	[0.1]
Foreign exchange translation differences	[0.8]	[0.4]
Actuarial [losses]/gains recognised in year	[5.3]	5.7
Deferred tax	0.9	[0.4]
	[5.2]	4.8
<hr/>		
Other comprehensive income in the year	[5.2]	5.3
Net loss after taxation attributable to RICS for the financial year	[4.8]	[2.6]
Total comprehensive [loss]/ income in the year	[10.0]	2.7

Consolidated statement of changes in equity

	Revaluation reserve	Premises reserve	Clients' money reserve	Revenue reserve	Translation reserve	Investment revaluation reserve	Restricted reserve	Total
	£m	£m	£m	£m	£m	£m	£m	£m
Reserves at 1 August 2017	27.5	6.0	1.6	2.8	[0.1]	2.7	1.6	42.1
Net loss after taxation	-	-	-	[2.6]	-	-	-	[2.6]
Transfer on sale of Surveyor's Court	0.6	-	-	[0.6]	-	-	-	-
Decrease in valuation of land and buildings	[0.1]	-	-	-	-	-	-	[0.1]
Actuarial gains recognised in defined benefit pension scheme	-	-	-	5.7	-	-	-	5.7
Net change in market value of long-term investments over cost	-	-	-	-	-	0.4	-	0.4
Differences arising from foreign exchange translation	-	-	-	-	[0.4]	-	-	[0.4]
Deferred tax on above	0.6	-	-	[1.0]	-	0.1	-	[0.3]
Total comprehensive income in the year	1.1	0.0	0.0	1.5	[0.4]	0.5	0.0	2.7
Reserves at 31 July 2018	28.6	6.0	1.6	4.3	[0.5]	3.2	1.6	44.8
Reserves at 1 August 2018	28.6	6.0	1.6	4.3	[0.5]	3.2	1.6	44.8
Net loss after taxation	-	-	-	[4.8]	-	-	-	[4.8]
Actuarial loss recognised in defined benefit pension scheme	-	-	-	[5.3]	-	-	-	[5.3]
Differences arising from foreign exchange translation	-	-	-	-	[0.8]	-	-	[0.8]
Deferred tax on pension scheme	-	-	-	0.9	-	-	-	0.9
Total comprehensive income in the year	-	-	-	[9.2]	[0.8]	-	-	[10.0]
Reserves at 31 July 2019	28.6	6.0	1.6	[4.9]	[1.3]	3.2	1.6	34.8

Consolidated statement of financial position

	2019	2018
Assets	£m	£m
Non-current assets		
Property, plant and equipment	44.4	42.3
Intangible assets	1.0	0.3
Deferred tax asset	0.9	1.2
Pension asset	2.3	6.9
	48.6	50.7
Current assets		
Financial assets: available for sale	18.8	19.1
Inventories	-	0.1
Trade and other receivables	11.1	12.4
Cash and cash equivalents	7.3	9.8
	37.2	41.4
Total assets	85.8	92.1
Liabilities		
Current liabilities		
Trade and other payables	(44.2)	(40.1)
Current tax liabilities	(0.2)	(0.2)
	(44.4)	(40.3)
Non-current liabilities		
Trade and other payables	(0.8)	(0.4)
Provisions	(0.4)	(0.4)
Deferred tax liability	(5.4)	(6.2)
	(6.6)	(7.0)
Total liabilities	(51.0)	(47.3)
Total net assets	34.8	44.8
Reserves		
Revaluation reserve	28.6	28.6
Investment revaluation reserve	3.2	3.2
Revenue reserve	(4.9)	4.3
Other reserves	7.9	8.7
	34.8	44.8

There is no share capital since the constitution of RICS is that of a body corporate under Royal Charter. The accounts were approved by Management Board and signed on its behalf on 27 March 2019 by:



Paul Marcuse
Chairman, Management Board



Sean Tompkins
Global Chief Executive Officer

Consolidated cash flow statement

	2019	2018
	£m	£m
Cash flows from operating activities		
Loss before taxation	(4.3)	(2.3)
Adjustments for:		
Depreciation and Amortisation	2.2	2.1
Changes in fair value of investment	0.6	-
Profit on sale of property, plant and equipment and available for investment sale	(0.5)	(1.8)
Cash flows from operating activities before movements in working capital	(2.0)	(2.0)
Movements in working capital		
Decrease in inventories	0.1	-
Decrease/(Increase) in trade and other receivables	1.3	(2.2)
Increase in trade and other payables	4.5	2.4
Unrealised surplus/(deficit) on foreign exchange	(1.0)	(0.4)
	4.9	(0.2)
Cash generated from/ (used in) operating activities after movements in working capital	2.9	(2.2)
Provisions	-	(0.1)
Tax paid	0.4	0.1
Cash outflow on pension funding	(1.0)	(1.0)
	(0.6)	(1.0)
Net cash generated from / (used in) operating activities	2.3	(3.2)
Cash flows from investing activities		
Purchase of property, plant and equipment	(4.1)	(6.8)
Purchase of intangible assets	(0.9)	-
Purchase of available for sale investments	(4.1)	(1.2)
Proceeds from disposal of available for sale investments	4.3	1.3
Proceeds from disposal of Surveyor's Court	-	4.5
Net cash used in from investing activities	(4.8)	(2.2)
Net [decrease] in cash and cash equivalents in the year	(2.5)	(5.4)
Net cash and cash equivalents at 1 August	9.8	15.2
Net cash and cash equivalents at 31 July	7.3	9.8

Independent auditor's report

To the Members of The Royal Institution of Chartered Surveyors

We have examined the summary financial statement of The Royal Institution of Chartered surveyors for the year ended 31 July 2019, which comprises Consolidated Statement of Profit and Loss Account, Consolidated Statement of Financial Position, Consolidated Statement of Changes in Equity and the Consolidated Cash Flow Statement.

Respective responsibilities of the Management Board and auditors

The Management Board are responsible for preparing the summarised annual report, for which they have delegated responsibility to the Chief Financial Officer.

Our responsibility is to report to you our opinion on the consistency of the summary financial statement within the summarised annual report with the full annual financial statements.

We also read the other information contained in the summarised annual report, which comprises Our year in numbers, President's statement, Chief Executive Officer's statement, Positive social impact, Professional progression, RICS global standards, Diversity and inclusion, Building for the future, Corporate governance and Financial review and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the summary financial statement.

We conducted our work in accordance with Bulletin 2008/3 'The Auditors' Statement on the Summary Financial Statement in the United Kingdom' issued by the Auditing Practices Board. Our report on the Institution's full annual financial statements describes the basis of our audit opinion on those financial statements.

Opinion

In our opinion, the summary financial statement is consistent with the full annual financial statements of The Royal Institution of Chartered Surveyors for the year ended 31 July 2019.

Use of our report

This report is made solely to the Institution's members, as a body. Our work has been undertaken so that we might state to the Institution's members those matters we are required to state to them in an auditor's report and of no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Institution and the Institution's members as a body for our work, for this report, or for the opinions we have formed.

Statutory Auditor
Grant Thornton UK LLP
Date:



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

Americas

Latin America
ricsamericalatina@rics.org

North America
ricsamericas@rics.org

Asia Pacific

Australasia
australasia@rics.org

Greater China (Hong Kong)
ricshk@rics.org

Greater China (Shanghai)
ricschina@rics.org

Japan
ricsjapan@rics.org

South Asia
ricsindia@rics.org

Southeast Asia
sea@rics.org

EMEA

Africa
ricsafrica@rics.org

Europe
ricseurope@rics.org

Ireland
ricsireland@rics.org

Middle East
ricsmiddleeast@rics.org

United Kingdom RICS HQ
contactrics@rics.org