



CONFERENCE



UK&I Commercial Property Conference

From insight to impact: Surveyors shaping commercial property in the UK

Thursday 27 November 2025

RICS HQ, 12 Great George Street, London, SW1P 3AD



Type of event
Face to face



CPD Hours
5.5 Formal

Join us at the RICS UK&I Commercial Property Conference, where industry leaders, policy makers, and forward-thinking professionals convene to explore the most pressing challenges and opportunities shaping the future of commercial real estate.

This comprehensive event brings together expert insights on the global forces transforming the sector, from net zero imperatives and digital innovation to urban regeneration and evolving legislative frameworks. With keynote presentations from influential voices including speakers from the Bank of England and leading industry experts, attendees will gain strategic perspectives on navigating market uncertainty while positioning themselves at the forefront of their profession.

The conference programme delivers practical, actionable intelligence across all major asset classes—office, retail, industrial, hospitality, and emerging sectors like life sciences and data centres. Through dynamic panel discussions and market snapshots, discover how PropTech, AI, and digital twins are revolutionising property practice, while exploring how social value and ESG criteria are becoming integral to commercial success.

Whether you are seeking to understand new legislation, harness cutting-edge technology, or build the skills needed for tomorrow's challenges, this event provides the knowledge essential for thriving in an increasingly complex and connected commercial property landscape.

Don't miss this opportunity to engage with the ideas, innovations, and industry leaders that will define the next chapter of commercial real estate. This is your opportunity to gain the latest intelligence and build your competitive edge in a fast-moving world.



Time zone:

GMT

8:30

Registration and networking

9:30

Welcome & opening remarks

Nella Pang, Managing Director, Omega RE and member of RICS Commercial Property Group Panel

9:40

Opening keynote: Unlocking the potential of commercial real estate in a changing world

This session offers a wide-angle view of the commercial property sector's position within the broader economic, environmental, and policy landscape. As the UK navigates changing market dynamics, urban regeneration ambitions, skills shortage and the push for net zero, commercial real estate professionals are being called on to think more strategically than ever before. This address will explore how the sector can respond with purpose, adaptability, and leadership — and what surveyors need to consider as they shape the built environment of the future.

This keynote will set the tone for the rest of the day, offering a strategic lens through which to explore the key themes of sustainability, innovation, and professional evolution.

Liz Peace CBE, Adviser on Property, Politics and the Built Environment

10:00

Presentation: Global market forces and the future of commercial property

This session will explore the global economic, geopolitical, and environmental forces currently reshaping the commercial property market. As businesses navigate uncertainty and change, understanding these broader dynamics is vital for professionals advising on investment, development, and asset management. Delegates will gain critical insights into how international capital flows, policy shifts, and sustainability concerns are influencing value, risk, and opportunity in the UK market.

Tarrant Parsons, Head of Market Research and Analysis, RICS

Adam Challis, Global Director, Strategic Insights, JLL



- 10:40 **Fireside chat: Navigating new Legislation in the commercial property sector**
As legal and regulatory frameworks continue to evolve, staying on top of legislative change is essential for commercial property professionals. This session will provide a clear, practical overview of the most significant recent and upcoming legal developments shaping the sector — from lease reform and the **Landlord and Tenant Act** to the ban on **upwards-only rent reviews, fire safety legislation** and its implications for investors, and the latest progress on **sustainability regulations**.
The discussion will also explore the introduction of **Martyn's Law** and what it means for owners and occupiers of commercial premises. Speakers will unpack what these changes mean in practice, how they intersect with wider regulatory priorities, and how surveyors can best advise clients in a shifting legal landscape.
Guy Fetherstonhaugh KC, Falcon Chambers
Vanessa Curtis FRICS, Global Alliance Director - Shell Mobility, CBRE
- 11:10 **Networking break**
- 11:30 **Panel discussion: Net zero and the sustainability imperative**
As net zero targets tighten and ESG expectations intensify, commercial surveyors are being called on to translate broad sustainability goals into clear, deliverable actions at asset level. This session focuses on the specific challenges and responsibilities facing surveyors — from improving EPC ratings and integrating energy efficiency upgrades during refurbishments, to advising clients on climate risk, embodied carbon, and asset stranding.
Our expert panel will discuss:
- How surveyors can help clients navigate conflicting short-term costs and long-term ESG returns
 - What data surveyors need to collect and interpret to assess sustainability performance
 - How to future-proof valuations against tightening regulations (e.g. Energy disclosure)
 - How to integrate ESG into lease advisory, acquisition due diligence, and asset management planning
 - The growing role of surveyors in facilitating green finance, certification schemes (e.g. BREEAM), and sustainable retrofit decisions
- Moderator: Julie Hirigoyen, Non Executive Director and Special Advisor**
Becky Valentine, Co-owner, Sustainability & Building Health Consultant, Spenbeck
Matt Webster, Head of Sustainability, British Land
Hannah Vickers, Construction Leadership Council Member (Net Zero) and MD, Built Confidence Ltd
- 12:15 **Market Snapshot – What's happening across different asset classes?**
Utilising their Pan European Valuation Dataset alongside expert insight into key market factors through their advisory business Altus will narrate top-level trends (aggregated for Europe) across the four main sectors in addition to hotels and student accommodation. The approach to the market trend analysis is based on valuation movement and a unique insight that utilizes the valuation data to interpret how much either investor sentiment (yield) or fundamentals (cash flow) influences value movements period on period.
CBRE will then bring the focus back to the UK, sharing insights from their Sustainability Index. Their analysis will examine how differences in EPC ratings are affecting market values and investment demand — offering an evidence-based view of how sustainability considerations are shaping the UK's commercial property market.
Gavin Quigley MRICS, Senior Valuation Manager, Altus Group
Phil Tily, Senior Vice President, Head of Performance Analytics, Altus Group
Sam Carson, Senior Director, Head of Sustainability, Valuations Advisory, CBRE



13:00 **Networking Lunch**

14:00 **Panel discussion: Digital transformation and PropTech - What's changing the game?**
As technology continues to impact the built environment, commercial property surveyors must understand and adapt to a new digital toolkit. This session will explore what technology is making an impact today and into the future. We will discuss the challenges and expectations from these innovations and what the focus should be for surveyors to embrace this technology to ensure that they are provided the best advice to their clients and optimising their daily tasks.
Moderator: Freddie Pritchard-Smith, CEO, Trustek Group Ltd

Panellists:

Saurabh Bhandari, Director of Property Delivery and Transformation, Cabinet Office
Dan Hughes, Director, Alpha Property
Sián Hemming Metcalfe, Operations Director, Property Inspect UK

14:45 **Panel discussion: Urban regeneration and social value: Building beyond the bottom line**
Commercial development is under growing pressure to deliver benefits that go beyond financial return. This session explores the role of social value in regeneration strategies and how projects can create meaningful outcomes for communities and local economies.

Four speakers will open with 5 minute case studies showcasing different approaches to embedding social value into urban regeneration. They will then be joined by the moderator for a wider discussion and audience Q&A, examining practical ways to define, deliver, and measure social value in commercial projects and how these efforts align with local priorities.

Moderator: Paul Clark, Co-Founder and Head of Land and Partnerships, Stories

Panellists:

Yulia Pak, Creative Enterprise Manager, Hackney Wick and Fish Island, London Borough of Tower Hamlets and London Borough of Hackney
Andy Starkie, Director, Inner Circle Consulting
Hazel Rounding, Managing Director, shedkm
David Lord, Director of Property, Liverpool City Council

15:30 **Networking break**

16:00 **Panel discussion: Future skills and the profession: Preparing surveyors for what's next**

The future of the surveying profession demands a more diverse, digitally literate, and sustainability-conscious workforce. This session will explore the changing landscape and what it means for recruitment, education, and professional development. With input from industry leaders and RICS, the discussion will cover how to build a strong talent pipeline, foster cross-disciplinary collaboration, and ensure surveyors are equipped with the tools to thrive in a more complex and connected world.

To set the scene, **Simon Rubensohn, Chief Economist, RICS**, will provide a short update on the findings of the recently launched RICS Skills Survey. The panel will then reflect on these insights, highlighting where the most significant gaps and opportunities lie for the future of the profession.

Moderator: John Gellatly, Senior Advisor and Chair of RICS Property Investment Forum

Panellists:

Annabel Huffer, Senior Building Surveyor, Knight Frank

Ashley Wheaton, Vice Chancellor, University of the Built Environment

Isla Chisnall, Student

16:45 **Chair's closing remarks and end of conference**

Nella Pang, Managing Director, Omega RE and member of RICS Commercial Property Group Panel

Delivering confidence

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, Europe, Middle East & Africa

aemea@rics.org

Asia Pacific

apac@rics.org

United Kingdom & Ireland

contactrics@rics.org



rics.org