

Reference: REG0000048377

## Regulatory Compliance Order

**Regulated Member:** John Righiniotis MRICS (6338414) of The Pavilion, 96 Kensington High Street, London W8 4SG

I, **John Righiniotis**, (“the Member”), admit the following allegation:

*Mr Righiniotis authored a Fire Risk Appraisal of External Wall (FRAEW) report dated 18 October 2022 when he was not competent to do so.*

*Contrary to Rule 2 of the Rules of Conduct Global 2021*

*Mr Righiniotis is therefore liable to disciplinary action under RICS Bye-Law 5.2.2 (c)*

**Agreement with:** Royal Institution of Chartered Surveyors

### I agree to:

1. Be subject of a Reprimand
2. Pay a fine of £200
3. Pay £100 towards the costs of investigation to RICS
4. To make payment of the fine and costs to RICS within 28 days from the date of the signed Regulatory Compliance Order

### RICS agrees that:

It will take no further disciplinary action in respect of the admitted breach provided that the Member complies with the terms of this Regulatory Compliance Order.

### Effective Date:

The effective date of this Regulatory Compliance Order is the date upon which RICS’ Head of Regulation signs the order.

### Statement:

I acknowledge that a record of the signed order will be kept on file from the date of signature. I understand that it is my responsibility to ensure that the terms can be complied with within the time given and failure to follow the terms of this Regulatory Compliance

Order may give rise to liability to further disciplinary action. I accept that this will form part of my RICS disciplinary record.

**Signed:**



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John Righiniotis MRICS (6338414)

**Dated:**

**22<sup>nd</sup> May 2026**

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H O'Brien Quinn

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22 May 2026

Head of Regulation