

RICS Regulatory Tribunal Rules

Part VI, Regulatory Tribunal Single Member Decision

Regulated Member: Pierfrancesco Pozzi Rocco

Single Member Decision of: Peter Baker

Case Number: CON006426

Date of Decision: 10 November 2025

CHARGE

Between 1 January 2024 and 1 February 2025, you have failed to comply with RICS' requirements in respect of Continuing Professional Development (CPD) in that you have not completed and/or recorded, or caused to be recorded, at least 20 hours of CPD on the RICS CPD portal.

Contrary to Rule 1 of the Rules of Conduct.

The Regulated Member is therefore liable to disciplinary action under Bye-law 5.2.2(c).

RICS RULES & REQUIREMENTS

Rule 1 of the Rules of Conduct states: Members and firms must be honest, act with integrity and comply with their professional obligations, including obligations to RICS.

Appendix A of the Rules of Conduct set three mandatory professional obligations for RICS members. Mandatory professional obligation 1 states: Members must comply with the CPD requirements set by RICS.

CPD requirements for RICS members are:

- All members must undertake a minimum of 20 hours CPD each calendar year (January to December).
- Of the 20 hours at least 10 hours must be formal CPD. The remainder can be informal CPD.

- All members must maintain a relevant and current understanding of our professional and ethical standards during a rolling three-year period. Any learning undertaken in order to meet this requirement may count as formal CPD.
- Members must record their CPD activity online by 31 January.

RICS Bye-Law 5.2.2 states: A Member may be liable to disciplinary action under these Bye-Laws, whether or not he was a Member at the time of the occurrence giving rise to that liability, by reason of:(c) a failure to adhere to these Bye-Laws or to Regulations or Rules governing Members' conduct.

MATERIALS CONSIDERED

I have considered an evidence bundle which includes:

- RICS' Investigation Report in respect of matters relating to the charge;
- Witness statements provided by Rohima Akhtar and Damian Mckeown relating to Mr Pozzi Rocco's CPD, membership and disciplinary records and communications with members reminding them of their CPD obligations;
- Copies of Mr Pozzi Rocco's CPD annual summary, contact details and CPD concessions held on RICS' computer system;
- Correspondence between RICS and Mr Pozzi Rocco relating to non-compliance with CPD requirements and these disciplinary proceedings;
- A Schedule of Costs;
- The Head of Regulation's decision to refer the matter for consideration by a Single Member of the Regulatory Tribunal.

BACKGROUND

RICS Members are required to undertake a minimum of 20 hours CPD activities by 31 December of each calendar year, and to record it online by 31 January.

RICS' CPD requirements and obligations are published on the RICS website along with FAQs and guidance on, for example, types of formal and informal CPD activity and recording CPD using the online system.

The CPD requirements confirm that:

- For a first breach of the CPD rule the member will receive a caution which will remain on the member's disciplinary record for a period of 10 years.
- A second breach will result in a further caution and a fixed penalty of £150 or equivalent. Non-payment of the fine within 28 days of notification will lead to the fine being increased to £250.
- A third CPD breach will result in a referral to a disciplinary panel which may result in expulsion from membership and the award of costs.

FINDINGS OF FACT

The burden of proving the charge rests with RICS. The standard of proof is the civil standard (also described as the balance of probabilities) whereby the evidence supports that it is more likely than not that the event material to the charge occurred.

I have considered the statement of Rohima Akhtar and Mr Pozzi Rocco's CPD annual summary record. These confirm that no completed CPD hours were recorded for 2022, 2023 or 2024. Rohima Akhtar also confirms that no relevant concessions were recorded by RICS for the 2024 CPD year, and that Mr Pozzi Rocco paid his membership fees for 2024/25. Email correspondence in March 2025 referenced in Rohima Akhtar's statement also shows that RICS informed Mr Pozzi Rocco that exemptions from CPD requirements may be considered in extenuating circumstances, and that RICS asked him to send any completed CPD for 2024 so it could be uploaded on his behalf.

This statement also confirms that Mr Pozzi Rocco had previously received a caution in 2023 for a 2022 CPD breach, and received a caution and a fine in 2024 for a second CPD breach in respect of 2023. RICS' records do not show that the fine was paid.

I have taken account of the statement of Damian Mckeown who confirms that Mr Pozzi Rocco should have received six emails between 13 November 2024 and 12 March 2025 reminding him of his CPD obligations.

I have also considered Mr Pozzi Rocco's emails of 17 March 2025, 31 October 2025 and 3 November 2025 – signed "Pierre Pozzi Belforti" – in which he makes representations regarding the absence of CPD records for 2024 and these disciplinary proceedings.

In response to the alleged breach Mr Pozzi Rocco says, in summary, that he:

- is a long-standing member of RICS, and has completed and recorded CPD online in previous years.
- has a successful professional and academic career in technology, property development and real estate across the EU and elsewhere, believes that he is making every effort to be “at the very front edge of decarbonated materials, property technology, forward-looking investments in properties and in related technologies”, and is constantly evolving and learning.
- has written to RICS several times and had previous email exchanges about the need to “repeat every year the same information again on the CPD digital platform” which he describes as “a tedious and long process” and an “annual administrative burden”.
- is prepared to resign his RICS membership if annual recording “remains a constant yearly problem and a vain effort”. He says that he regrets that he is “still obliged to spend several hours every year to reintroduce information which has already been delivered several times in previous years.”

Having considered the evidence, I am satisfied that Mr Pozzi Rocco was under a mandatory professional obligation to undertake a minimum of 20 hours CPD in the 2024 calendar year and to record this activity online by 31 January 2025, and that he was fully aware of this obligation.

I am also satisfied that RICS’ records are accurate and show that 0 (zero) hours of CPD were recorded for the 2024 CPD year, and that Mr Pozzi Rocco had not been granted a concession from the CPD requirements. Mr Pozzi Rocco confirms in his representations that he did not record any CPD during 2024. I am also satisfied that in March 2024 RICS informed Mr Pozzi Rocco that exemptions may be considered in cases of extenuating circumstances and offered to upload Mr Pozzi Rocco’s 2024 CPD onto the online system on his behalf.

Mr Pozzi Rocco has not provided any cogent evidence that he completed the minimum number of hours of CPD in 2024. None of the professional and academic activities described by Mr Pozzi Rocco explicitly relate to the 2024 CPD year, nor has he provided information on the purpose and outcomes of any structured learning or professional development that these activities provided. I also find that Mr Pozzi Rocco’s argument that CPD carried out and recorded in the years to, and including, 2021 should be sufficient to meet his 2024 CPD obligations is contrary to RICS’ CPD requirements.

I therefore find on the evidence that Mr Pozzi Rocco did not complete and record any CPD during 2024, and that this represents his third consecutive failure to do so.

I therefore find that the facts of the charge proved.

LIABILITY FOR DISCIPLINARY ACTION

I am satisfied that RICS' requirements to complete and record CPD are reasonable and that Mr Pozzi Rocco's failure to comply with these requirements is sufficiently serious to give rise to liability for disciplinary action for the following reasons.

RICS' CPD policy has been approved by its Standards and Regulation Board and is clearly expressed in Rules and a mandatory professional obligation. The purpose is to ensure consistent standards of competence in the profession, and that members maintain up to date knowledge in their area of expertise in the interests of protecting the public and the wider public interest. I also note that all RICS members agree to adhere to RICS' Rules, Regulations and Bye-Laws and accept that they may be subject to disciplinary action if they fail to do so.

The seriousness of a failure to undertake and record CPD is also reflected in RICS' Sanctions Policy in that a single breach of CPD requirements is sufficient to give rise to a liability for disciplinary action. The Sanctions Policy also confirms that a third breach of CPD Rules within 10 years of receipt of a caution has a presumption of expulsion when referred to a Single Member or Disciplinary Panel.

I am satisfied that Mr Pozzi Rocco was aware of his professional obligations and was given opportunities and support to comply with the CPD requirements. RICS' CPD documents are readily available, clearly set out the requirements and obligations on members and the guidance and support available, and explain the potential consequences for members who do not comply with the requirements.

REGULATORY SANCTION

In deciding what, if any, sanction, should be imposed, I have taken account of the RICS Sanctions Policy Version 9 (2022) which states at paragraph 22.1 that the policy for CPD breaches is as follows:

- a. first breach – Fixed Penalty (caution)
- b. second breach within 10 years of receipt of a caution – Fixed Penalties (caution and fine)
- c. third breach within 10 years of receipt of a caution – referral to Single Member or Disciplinary Tribunal with presumption of expulsion.

The purpose of sanctions is not to be punitive, although it may have that effect. The purpose is to declare and uphold the standards of the profession, to safeguard the reputation of the profession and of RICS as its regulator, and to protect the public. Sanctions must be proportionate to the breach and all the circumstances, and a decision should be reached having taken account of any mitigating and/or aggravating factors.

RICS is a professional membership organisation and sets standards for its members as a condition of membership. The completing and recording of CPD is an essential part of membership and is a commitment by RICS members to continually update their skills and knowledge to remain professionally competent in a constantly changing environment, for example, changes in standards and legislation, and provide the best possible service. The recording of CPD is RICS' means of monitoring to ensure compliance and in turn protect the public. Compliance is not optional. It is not difficult to record CPD online, nor is it unreasonable for RICS to impose sanctions on members who do not do so. The CPD requirements are not dependent on RICS sending reminders to its members.

In mitigation, Mr Pozzi Rocco's CPD record shows well over 20 hours of CPD in each of the previous years 2013 to 2021. In three of those years, between 80 and 140 hours of formal CPD were recorded. I can find no other mitigating factors.

I consider the following aggravating factors are present in this case:

- The reasons Mr Pozzi Rocco has provided as to why he did not record his 2024 CPD demonstrate a deliberate decision to not comply with CPD obligations.
- Mr Pozzi Rocco has been a professional member of RICS since 2005, and understands the process of recording CPD having successfully recorded hours in other years.
- This is a third consecutive breach of CPD requirements.

- Mr Pozzi Rocco failed to pay a fine issued in 2024 indicating a disregard for RICS' CPD requirements and regulatory sanctions.
- Mr Pozzi Rocco was sent six reminders to record his CPD and responded only when in receipt of a final reminder email headed 'letter before disciplinary action'.
- Mr Pozzi Rocco has not acknowledged or shown any insight into his failings once these were pointed out, instead opting to blame RICS' online systems and being unable to claim credit in 2024 for CPD carried out in previous years. Mr Pozzi Rocco provided no details or examples to support his claims that the online CPD system imposes burdens or prevented him from recording his CPD.

I have concluded that given the seriousness of the breach, imposing no sanction would be neither proportionate nor appropriate. As for the options of a caution, reprimand and fines, I have concluded that, similarly, these would not reflect the seriousness of Mr Pozzi Rocco's repeated failure to comply with the requirement to undertake and record CPD, particularly given that the previous cautions and fine do not appear to have achieved Mr Pozzi Rocco's sustained compliance with CPD requirements. Imposing such sanctions in these circumstances would also undermine public confidence and the deterrent effect on other members of the profession.

I have considered the options of imposing undertakings or conditions on membership, but have taken the view that imposing such in respect of obligations to which Mr Pozzi Rocco is already expected to adhere, and which have been breached three times, would be ineffective, as well as insufficient to satisfy the wider public interest.

I therefore determine that Mr Pozzi Rocco should be expelled from membership of RICS. I am satisfied that this is both a proportionate and appropriate sanction in this case.

In reaching my decision I have carefully balanced Mr Pozzi Rocco's interests with the need to protect the public and to declare and uphold proper professional standards. I have had regard for the impact expulsion may have on Mr Pozzi Rocco, but I have found no reason to depart from the presumption in the Sanctions Policy of expulsion for a third breach of the Rules of Conduct requirements for CPD within 10 years of receipt of a caution.

ORDER MADE

In accordance with Part VI of the Regulatory Tribunal Rules, I make the following order:

That Pierfrancesco Pozzi Rocco shall be expelled from membership of RICS

TAKING EFFECT OF ORDER

In accordance with Part VI of the Regulatory Tribunal Rules, this order will take effect 14 days from service of the Single Member's decision upon the Regulated Member, unless notification in writing is received from the Regulated Member or RICS stating that they consider that the findings and/or the Regulatory Sanction imposed by the Single Member are wrong

COSTS

In accordance with Part VI of the Regulatory Tribunal Rules, I make the following order in respect to costs:

Pierfrancesco Pozzi Rocco will pay costs in the amount of £350

PUBLICATION

In accordance with Part VI of the Regulatory Tribunal Rules, the Single Member's record of Decision will be published following the expiry of 14 days from service of the Single Member's Decision upon the Regulated Member.