

CORPORATE REPORTING

Global performance report Q3 2024



Contents

Our key numbers	1
Financial update	2
Introduction	3
Member engagement and support.....	6
Professional practice.....	15
Standards and Regulation	26





Our key numbers

CANDIDATES AND DESIGNATIONS

111,918

number of professionals
(with RICS designations)

28,109

number of candidates
working towards a
professional designation

1,564

new candidate enrolments





Financial update

Our Q3 year to date (YTD) operating result of £1,402,000 is slightly lower than last year's Q3 YTD result of £1,526,000, but exceeds the budget of £1,041,000 thanks to savings on operating and project costs despite commercial margin pressure.

The savings achieved to date will be utilised to advance the RICS transformation plans, while maintaining the delivery of a positive full-year result.



Introduction

Enhancing member value and engagement

We continue to deliver a strong programme of activities with more than 6,000 RICS members taking part in events over the last quarter.

Alongside this, we enjoyed keenly contested elections for RICS' Governing Council, a strong indicator that members are more engaged.

We also continued our Shaping the Future events in the UK, while planning international versions of these valuable meetings. We are already acting on the feedback received from members.

Attracting a diverse next generation

Our global expansion of RICS Matrics has gathered pace with just over 40 events across four continents. There has been notable growth in a number of key cities and countries, including Bengaluru, Vancouver, Auckland, Italy, Germany and UAE.

In August, we committed £90,000 to support entrants to the profession from under-represented groups. The bursary programme will support living costs while students learn, but includes pastoral and career development support, ensuring that they also gain access to industry networks and insight.

Governing Council approved a plan to increase engagement on diversity, equity and inclusion (DEI) throughout the global regions by gathering DEI representatives from World Regional and Regional Advisory Boards into a DEI Forum. This Forum of member representatives from the regions sits within the RICS governance structure and reports to Governing Council through the DEI Chair on the RICS Management Board.

Oluwatomi Laguda, RICS Membership DEI Manager, was recognised as the Rising Star award recipient at the cross-industry Under One Festival in July for her work in supporting early career talent in the construction industry and her contributions to advancing diversity, equity and inclusion in the built and natural environment.



RICS hosted The Land Collective's second Black Girls in Property programme as school students learn about the real estate industry as a potential career pathway.



Strengthening trust in the profession

The quarter opened with a consultation on a proposed update to the [Red Book Global Standards](#), a cornerstone of valuation practice worldwide. Responses are being reviewed and will inform the final version, to be published in Q4. Meanwhile, we appointed Victor Olowe as Chair of the new Valuation Assurance Committee (VAC).

The RICS Standards and Regulation Board (SRB) released its first [Risk outlook report](#). This comprehensive report aims to support RICS members, RICS-regulated firms and the public by outlining regulatory trends in the year ahead, and how to respond to them effectively.

In the UK, we received the second report of the inquiry into the fire at Grenfell Tower, swiftly organising two free events for members to ensure that they were briefed on the findings and their implications for the profession.

Leading and influencing on sustainability

We published our annual report for the UN global compact this quarter, a voluntary initiative that advocates for responsible business practices. This details specific projects being led by RICS that support the UN's ambitions and drive positive change, such as our [Whole life carbon assessment for the built environment](#).

We also sent a small delegation to New York Climate Week, which runs alongside the UN General Assembly meeting. This was an opportunity to meet members and key firms, to discuss how to advance the industry's sustainability ambitions. We also co-hosted an event with the International Code Council and the American Institute of Architects, reinforcing our global role in shaping sustainable practices.



Member engagement and support

Putting our members at the heart of everything we do is critical in transforming the way we engage, how members experience RICS and how they derive value from the organisation.

In Q3, we continued to focus on delivering quality engagement events while responding to member feedback, ensuring high standards of service. Our initiatives this quarter reflect our commitment to sustainability, diversity, inclusion, and social and professional networks.

Member engagement round-up

1,019

participants at member-led webinars

3,304

attendees at face-to-face member-led events

525

participants at partner events and webinars

1,064

attendees at regional conferences

100

participants at round tables

200

participants at social networking events

86.2%

customer satisfaction score achieved on our global market-led events (with the benchmark being 80%)

6,212

engaged members

20+

additional member-led engagement events scheduled globally between now and December

Continuous improvement initiatives

We collect feedback after each event, available in multiple languages, ensuring we cater to our global membership.

With over 20 member-led activities planned globally between now and the end of the year, we continue to expand opportunities for engagement and professional development.

We welcome all members to share their thoughts on how we can further improve, especially those who haven't yet participated. Please reach out to your local RICS team to offer suggestions or inquire about upcoming events.

Member engagement around the world

France

The Universités d'été d'expertises engaged 135 real estate professionals, focusing on key topics like valuation and environmental, social and governance (ESG) data.

[See more on LinkedIn.](#)

Netherlands

The RICS Netherlands Valuation Conference attracted 100 professionals and delved into the future of valuation and the role of artificial intelligence (AI) and technology.

Americas

Q3 saw the launch of chapter-led events in Toronto and Vancouver, bringing excitement and active participation from both new and long-standing members. Vancouver also hosted monthly assessment of professional competence (APC) study groups for candidates.



Asia Pacific (APAC)

- **Greater China:** a series of site tours, seminars and networking events provided young professionals with a platform to engage directly with senior government representatives.
- **Australia and New Zealand (ANZ):** members across major cities participated in continuing professional development and networking events, with notable success in collaborating with local organisations.
- **Southeast Asia:** RICS held events in Singapore and Malaysia as well as a regional webinar that connected members across Southeast Asia and Japan.
- **South Asia:** a key highlight was RICS President Tina Paillet's visit to India, where she participated in the CRE and FM Conference and celebrated the winners of the RICS South Asia Awards. The event also reflected a positive shift towards greater inclusivity and leadership in the region, with increased participation from professionals across the industry.



Middle East & Africa (MEA)

In Livingstone, Zambia, we joined the vibrant Africa Real Estate Society conference, an event that brought together professionals from over 20 countries. The gathering was a dynamic exchange of ideas, showcasing the diverse and evolving landscape of real estate across the continent.

RICS also hosted its inaugural East Africa Regional Advisory Board meeting in Nairobi, attended by 55 members, including students and senior professionals. This event laid the groundwork for future networking and collaboration across the region.



UK and Ireland (UK&I)

- Wales:** at the Shaping the Future Event, members contributed insightful feedback, helping to shape the future of RICS in the region. The event was highly engaging, with discussions on the profession's growth and young talent development.
- West Midlands:** the Financing Regeneration Discussion, a partnership event with the Investment Property Forum, featured industry leaders on public-private partnerships in regeneration. In a fun twist on the usual networking event, our Birmingham local professional association hosted an alcohol-free afternoon of mocktail making and mingling. Designed to shake up the idea that networking always involves a boozy evening, this refreshing event brought people together for creative drinks and great conversations – proving that connection comes in all flavours. [See more on LinkedIn.](#)
- Northern Ireland:** RICS has hosted a number of key engagement activities, the highlight of which was our annual conference 'The evolving landscape – conquering challenges together'. Held on 5 September at La Mon Hotel & Country Club, the event attracted over 130 delegates, with 20 expert speakers, 11 special guests and nine sponsors supporting the day. The conference focused on the critical issues impacting both the built and natural environments in Northern Ireland. Topics covered included the regional economy, the future of offshore renewable energy, the EnergyCloud initiative, managing stranded assets, and the role of AI in transforming the practice of quantity surveying.



RICS Awards

Q3 saw celebrations of excellence across several regions, including Australia, South Asia and New Zealand. These prestigious awards recognised teams and individuals who demonstrated industry-leading achievements, professionalism and innovation in the built environment. Upcoming awards include Southeast Asia, UK, and the Matrics Surveyor Awards, ensuring global recognition for outstanding contributions. [Read more about our recent winners and forthcoming awards.](#)



Leadership and board appointments across the globe

Throughout Q3, we have strengthened our leadership by appointing 18 new members across various regional boards, including new chairs for Wales, Scotland, and the East of England, along with new members on both the UK&I and Matrics UK boards. These appointments ensure diverse perspectives and expertise to drive strategic goals.

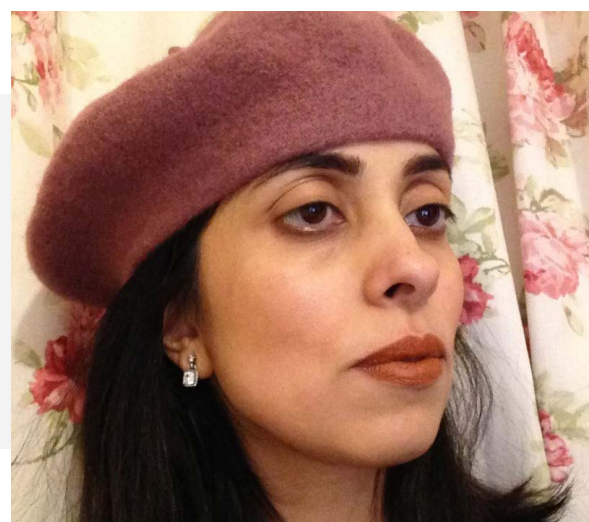
Additionally, the Europe World Regional Board and Hong Kong Regional Advisory Board have gained new members who are expected to contribute significantly to our strategic goals.

Meet some of our new chairs from the regional advisory boards. Each new chair brings a wealth of experience and a passion for driving member engagement and supporting the profession.



'I am extremely honoured to be appointed as the new Chair of the RICS Wales Board. This role represents significant responsibilities, challenges and opportunities. My time with Matrics has provided me with the foundation and network required to undertake the role, and I have been able to generate relationships with the RICS senior leadership team as well as being "co-opted" on the RICS Wales board, affording me with the opportunity to feed into the current RICS Wales strategy'. **(Matt Haynes MRICS, new Chair of RICS (Wales) Advisory Board)**

'I am deeply humbled and honoured to have been appointed as Chair and new lead for the East of England, and to be afforded this fantastic opportunity. I need you to know that I lead with a listening ear, and that my door will always be open to you. I am very excited for what the future may hold'. **(Aalia Malek MRICS, new Chair of RICS (East of England) Advisory Board)**





'Norman is already well known and respected across our community as a long-standing RICS Fellow and APC chair going back three decades. His appointment has been welcomed by both the UK and Scottish membership and, by way of some background, his recent industry focus has been as Director General of the UK/European subsidiary of the offshore marine construction group COES, which has a primary business stream supporting major capital projects in renewable energy. He also holds a number of other non-executive director and trustee roles. As we edge closer to 2025, next year looks to be an exciting one for our region and its members'. **(Sandra Cummings MRICS, outgoing Chair of RICS (Scotland) Advisory Board, who passes the leadership to new Chair, Norman McLennan FRICS)**

'The Regional Advisory Board aims to enhance the influence of RICS through developing and implementing market strategies. I am honoured to lead the Hong Kong Regional Advisory Board.'

(Lee Fong Chung MRICS, Member of APAC World Regional Board and new Interim Chair of Hong Kong Regional Advisory Board)



RICS Matrics

RICS Matrics International is expanding rapidly beyond the UK, marking a significant milestone in supporting, networking and developing young professionals globally. With 41 events taking place across key regions like Europe, the Americas, South Asia, the Middle East and Australia/New Zealand, Matrics has proven its commitment to supporting emerging talent in the property and construction sectors. This global growth, especially in regions and cities such as Bengaluru, Vancouver, Auckland, Italy, Germany and UAE, highlights the importance of building a strong international network. By supporting and growing local engagement, these events empower young professionals to connect, share knowledge and access career-enhancing opportunities. The momentum we've gained is just the beginning, and RICS Matrics aims to further extend its reach and continue its positive impact on the next generation of professionals worldwide.

UK&I Matrics

In Q3, UK&I Matrics saw dynamic activity, bringing together members through 49 impactful events. A highlight was the Matrics Chairs Welcome at RICS Birmingham HQ, where 40 Matrics committee chairs, regional chairs and the Matrics UK Board gathered. Presentations from key figures like Nicholas Maclean FRICS, RICS Senior Vice President, along with feedback and best practice sessions, laid the groundwork for improvement in 2025.

Event highlights include:

25 networking events
4 CPD webinars

9 support sessions
3 site visits

>2,200
member engagements, reflecting our active and vibrant community

£1,000
donated to Lionheart, underlining our commitment to community support



Professional practice

The Knowledge and Practice Committee (KPC) is responsible for overseeing the advancement of knowledge and professional practice. Reporting to the RICS Board, the Committee supports the implementation and development of technical standards (providing input to the Standards and Regulation Board) and assists in amplifying the voice of the profession.

Land and resources

Publication of Surveyors advising in respect of compulsory purchase and statutory compensation (2nd edition)

On 23 September, RICS launched its updated professional standard [Surveyors advising in respect of compulsory purchase and statutory compensation](#) (2nd edition) at a private round table event at the Labour Party Conference. Justin Sullivan, President Elect RICS, and Justin Young, CEO RICS, were both present, as was Virginia Blackman, Chair of the RICS Compulsory Purchase Advisory Group.

The new Labour government has ambitious plans for infrastructure. Key focus areas of the government's future projects include:

- improving rail and road infrastructure
- decarbonising the electricity grid
- investing in net zero generating capacity, including renewables like wind, solar and nuclear and
- upgrading the energy distribution infrastructure.

There are a range of complexities involved in delivering UK infrastructure projects, and this round table focused on recommendations for the new government on the delivery of future major infrastructure projects. We've updated our professional standard to ensure it remains relevant and fit for purpose. The standard's 21 mandatory professional behaviour and competence expectations aim to ensure fairness for all parties involved in this complex and emotive area of practice, which has a key role to play in delivering government infrastructure plans. [See more on LinkedIn.](#)

RICS' National Planning Policy Framework consultation response

Over an eight-week period, RICS, led by the Planning and Development expert group in conjunction with RICS External Affairs, engaged with broader RICS groups, panels and committees to arrive at a carefully considered response to the new Labour government's proposed reforms to the National Planning Policy Framework. These reforms are part of the government's immediate efforts to deliver 1.5 million dwellings in five years. They include a relaxation of the restrictions on development in the green belt, which makes this a contentious area of government policy-making. The consultation document contained 106 detailed technical questions. RICS also engaged in a number of meetings with government officials, including participation in a round table led by Planning Minister, Matthew Pennycook, MP.

[See our full response and a summary.](#)

Property

Service charges in commercial property

Consultation of the second edition of *Service charges in commercial property* launched in August and closed on 29 October. Aimed at commercial property managers and occupiers, this update to the professional standard promotes best practice, uniformity, fairness and transparency in the management and administration of service charges in commercial property.

It will help to ensure that budgets and year-end certificates are issued in a timely manner, and it will encourage a reduction in the causes of disputes and, where there are disputes, provide guidance on resolution. It will provide guidance to solicitors, their clients (whether owners or occupiers) and managers of service charges in the negotiation, drafting, interpretation and operation of leases, in accordance with best practice.

Home survey standard

As the residential sector evolves, periodic reviews of this important standard are necessary. RICS aims to deliver a revised [Home survey standard](#) that:

- meets member requirements
- provides a clear framework for qualified RICS members and RICS-regulated firms
- considers consumer sentiment and sector developments
- accounts for third parties working with the standard in their respective areas and
- reflects opportunities and risks in the sector.

To support the review, we conducted a member survey to gather views and feedback on the current standard, focusing on areas that require revisions, additions, or that are functioning well. The survey received feedback from 325 respondents, which we are currently analysing, along with the results of a UK consumer survey of over 1,400 homeowners to understand their experiences with home surveys. The results from both surveys will inform where improvements can be made to the standard, and then we will launch a formal public consultation on an updated draft.

Consumer guide on real estate auctions

An updated consumer guide, [Property auctions](#), has been published in response to the significant growth seen in the property auction sector over the last few years, including the rise of online auction websites. The guide highlights what both buyers and sellers should be aware of and what they should expect from their professional auctioneer. It has been shared extensively with auctioneers, who are encouraged to pass it on to buyers and sellers.

Valuation

Valuations for real estate investment entities: a guide for clients and valuers

In September, RICS published [Valuations for real estate investment entities: a guide for clients and valuers](#). The guide outlines key regulatory requirements and industry recommendations for commissioning and providing the regular valuations of real estate held by investment vehicles, such as collective investment schemes, real estate investment trusts and pension funds in the UK.

RICS developed the guide with a forum of leading institutional investors, investor organisations and valuers, delivering on a key request from the valuation review to provide guidance around the governance of valuation instructions.



Construction

Whole life carbon assessment for the built environment (WLCA) gaining traction

Our world-leading and award-winning standard for consistent and accurate carbon measurement in the built environment, [WLCA](#), came into full effect on 1 July.

We have updated our dedicated hub on the website with helpful resources for members to start their journey, from implementation guides and supporting documents to information about our comprehensive training courses. The web page also features an FAQ section as well as adoptions and endorsements of the standard by global organisations. We have also included an optional survey to understand where practitioners are in their implementation journey, which has so far received 40 responses.

Launch of the UK Net Zero Carbon Buildings Standard

The [UK Net Zero Carbon Buildings Standard](#) is the result of a collaborative effort between RICS and a coalition of leading UK professional institutions, industry bodies and key leaders in the field, who all recognised the need for consistent guidelines to both mitigate unfounded net zero carbon claims and accelerate the design, construction and operation of buildings that deliver lower-carbon outcomes, aligning with the UK's legally binding carbon targets. The standard establishes a unified definition for 'net zero carbon-aligned buildings' in the UK, supported by a robust, evidence-based reporting methodology. While designed for the UK, its principles and approach can be adapted for use in other nations and regions.

The methodology for carbon accounting adopted in the standard is in line with the current edition of RICS' WLCA professional standard, which is referenced throughout.

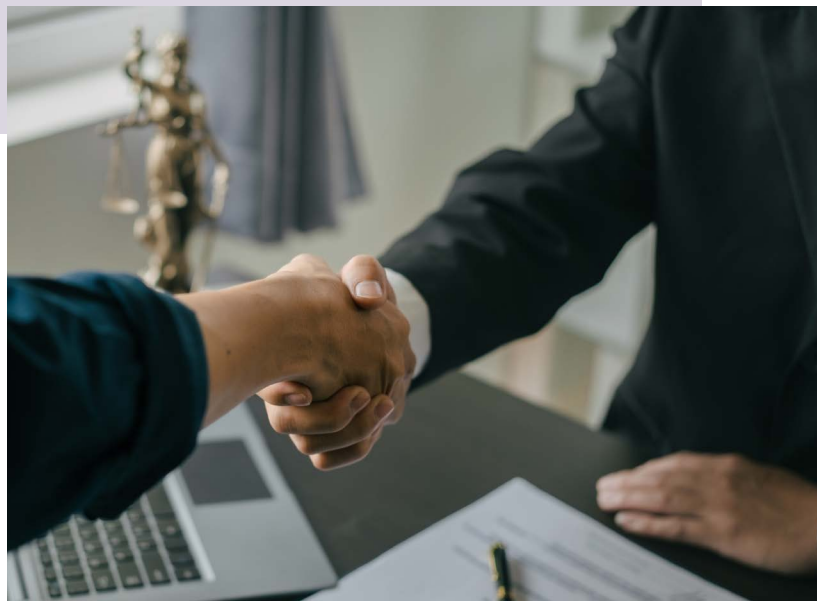
Press coverage on this standard so far includes: [New Civil Engineer](#) | [Housing Today](#) | [Architects Journal](#) | [Building](#) | [Architecture.com](#) | [Building Design](#) | [Business Green](#) | [Specification Online](#)

Advice to UK government on major infrastructure initiatives

We published [a report](#) at the end of September on possible remedial actions that the new government might take in respect of the planning and execution of major infrastructure projects. This followed a round table held earlier in the year with influential RICS members and others with considerable experience of working in this sector. If implemented, these measures should contribute towards better outcomes for such projects in respect of cost certainty, out-turn final cost and programme.

Navigating corruption risks workshop

In September, RICS held a successful online workshop in collaboration with the UK Anti-Corruption Forum. It examined the subject of 'navigating corruption risks', with a particular focus on what construction professionals need to know in this important area. The workshop included introductory sessions on the legal framework around the *Bribery Act* 2010 and other relevant legislation. The bulk of the workshop was taken up with five typical dilemmas that might commonly occur on a construction or infrastructure project, with advice from an expert panel on how a professional might approach these in practice. Over 550 delegates registered for the free event, and a follow-up event will be arranged in due course.



Building surveying

RICS' response to the Grenfell Inquiry

Following the release of the Grenfell Tower Inquiry Phase 2 report on 4 September, RICS issued a formal statement, available on our [Fire Safety Hub](#). In anticipation of the report's findings, we communicated to members in advance the support we would be providing, ensuring a proactive approach to their needs. As part of this, we hosted two webinars:

- Part 1 on 6 September – 910 registrations, 408 delegates watched live.
- Part 2 on 20 September – 1,184 registrations, 423 delegates watched live.

Both sessions were led by Gary Strong and featured members of the RICS Fire Safety Expert Working Group, who provided an in-depth review of the report and engaged with attendees. For those who were unable to attend, recordings are available for members via the [Online Academy](#).

We remain committed to closely monitoring the developments stemming from the inquiry and working with both the Fire Safety Expert Working Group and the Building Surveying and Building Control Professional Group Panel. Our focus is on understanding the recommendations and collaborating with industry and government(s) to ensure they are effectively implemented.

Global Building Conservation Conference

The RICS Global Building Conservation Conference took place on 25 September, attracting 115 delegates from around the world. The aim of this online conference was to explore the preservation and enhancement of global heritage sites to ensure their integrity and utility for future generations. With a focus on the challenges posed by both human-made and natural disasters, the event showcased innovative techniques used by conservationists to address region-specific issues and provided a global platform for professionals to exchange knowledge and best practice.

Key themes included:

- **preserving heritage sites after conflict and neglect**, with case studies from Yemen and Bosnia
- **the impact of climate change on protected buildings**, featuring examples from Italy and Uganda
- **repurposing and retrofitting heritage buildings after disuse**, illustrated by projects from Hong Kong and Scotland
- **conservation of railway infrastructure**, with insights from the UK's Railway Heritage Trust and India's Darjeeling Himalayan Railway
- **working with mass concrete structures**, explored through case studies from Ireland and the USA and
- **the role of building conservation in preserving memory**, with insights from the Lower Manhattan Emergency Preservation Fund, which was created after 9/11.

'The sessions included an eye-opening selection of speakers from around the world – expanding my conservation horizon wider than my little corner of the UK'. **(Emily Hayden, Founder and Director of Hayden Associates)**

'The final session was so powerful – it brought out into the open, at least for me, that emotional link between the outer and inner reasons that I find this work in building conservation so interesting and rewarding'. **(David Humphreys, ACP Group Director)**

Scotland Building Surveying and Dilapidations Conference

On 29 August, the RICS Scotland Building Surveying and Dilapidations Conference took place at Hampden Park, Glasgow, attracting 120 delegates. The aim of this face-to-face conference was to explore building surveying and dilapidations topics that are specific to Scotland and not discussed at our larger, separate Building Surveying Conference and Dilapidations Conference in London. However, there are similar themes, as we're all facing similar challenges, such as flooding, retrofitting traditional buildings and how to reach ESG goals.

Topics for dilapidations included:

- reinstatement notices and post-lease events
- diminution
- the importance of gathering evidence and
- exploring the nuances when producing schedules of conditions.

Topics for building surveying included:

- flooding
- the latest in energy standards and ESG in commercial property
- retrofitting traditional buildings to meet future needs and
- taking the digital plunge: what tools to keep and what data to capture.



Thought leadership and analysis

Sustainability

From 22–29 September, an RICS delegation led by our President Tina Paillet FRICS took part in Climate Week NYC, a gathering of global business leaders, political influencers and decision-makers.

Throughout the week, the delegation attended sessions to advocate for our sustainability solutions and standards, further positioning our organisation as a global leader in this space. Highlights included Tina's participation in a World Business Council for Sustainable Development round table and her panel discussions with RICS Head of Sustainability, Anil Sawhney. These sessions, which we co-hosted with the International Code Council and the American Institute of Architects, reinforced our role in shaping sustainable practices.

We also hosted an event for members, exploring how policy, urban planning and technological innovation are advancing sustainability in New York. Our delegation met with key stakeholders, including the Administrator of the US General Services Administration, Robin Carnahan.

Data, tech and AI

Andrew Knight, RICS Global AI, Data and Tech Lead, has been actively involved in a number of key initiatives and has attended various conferences to share critical insights and developments in the rapidly evolving space of AI.

This included speaking engagements at high-profile events, including Proptech Connect in September on 'Leveraging data to accelerate your decarbonisation journey' and a presentation to 100 delegates at the RICS Netherlands Valuation Conference in September on 'Technology and AI for valuation professionals', as well as judging the National Police Estates Group Awards and European PropTech awards.

In Q3, work has been progressing on a new AI, data and tech professional standard, which aims to provide clear guidance on the ethical and professional use of these technologies within the built and natural environment. The standard is expected to go for public consultation at the end of Q4.

World Built Environment Forum

RICS World Built Environment Forum (WBEF) provides forward-thinking content on a variety of crucial themes across the industry. It creates and curates content from a global network of contributors.

- The WBEF website attracted **+15,000 visitors** from **160 countries**, who accessed our latest webinars, articles, reports and talks. Some of the most popular topics included ESG and the [future of real estate valuation](#), whole-life cost in real estate, corruption in construction and [challenges and solutions in affordable housing](#).
- WBEF convened **three webinars**, attracting **just under 1,000 registrations** from more than **50 countries**. **More than 90% of participants** rated the webinars as good to excellent. These expert panels examined [construction digitalisation in India](#), ESG risk, resilience and adaptation in real estate, and attracting investment for net zero neighbourhoods.
- The [WBEF LinkedIn network of professionals](#) continued to grow, reaching just shy of **8,500 followers**. WBEF LinkedIn content received **256,000 impressions** (of which 30,500 were organic) from individuals in more than **100 cities worldwide**, with an average engagement rate of 8.7%.
- WBEF fostered content collaborations with **13 knowledge partners and sponsors**, including the [Cities Commission for Climate Investment](#), BuildingMinds, Deepki and [Generali Real Estate](#).

Upcoming webinars with Arcadis, the Alliance for Sustainable Building Products, Cushman & Wakefield, IFC's [Building Resilience Index](#) and the World Economic Forum's Partnering Against Corruption Initiative will be focused on [advancing sustainable cities](#), [environmental product declarations](#), promoting inclusive urban development, and [addressing illicit financial flows in real estate](#).



Standards and Regulation

The Standards and Regulation directorates support the profession through maintaining public trust and confidence for the benefit of society. Strengthening trust underpins client and wider public confidence, through upholding professional standards by regulatory activities and assurance programmes.

Regulation and assurance operations

The Regulation and Assurance Operations directorate supports the profession to underpin client and wider public confidence and uphold professional standards through regulatory activities and assurance programmes. See [Regulation](#) for more detail.

Worldwide, we monitor:

10,031 RICS-regulated firms

111,882 individual professionals

27,808 trainees (candidates)

15,840 Registered Valuers

In this quarter, we:

- received 465 concerns about RICS members or RICS-regulated firms from members of the public, other members or clients
- opened 151 new investigations and
- closed 152 investigations.

Support teams

The Profession Support and Assurance teams, supporting the Valuer Registration, Firm Registration, Client Money Protection and Designated Professional Body schemes, have undertaken:

- 169 member support and regulatory review visits and
- 13 workshops with 911 attendees.

The value of client money subject to member support and regulatory review visits was over £207.9 million for the period.



Education and qualification standards

In the first three quarters of this year, there were:

- 5,280 new trainees and candidates enrolled to AssocRICS or MRICS assessments. Although this is slightly behind our target plans, it was offset by better than expected performance in the Middle East and South Asia regions.
- 2,415 new AssocRICS and MRICS members were elected, with better than expected performance in the Middle East and Europe combined with direct entry route applications.
- 2,991 submissions for assessments that will take place in Q4.

The entry and assessments review third-stage consultation period concluded on 28 August. There were:

12,501 downloads of the final report

63 one-to-one conversations

1,302 survey responses

245 round tables, with 1,960 participants

Governance groups will meet during September to November to consider the outcomes of the consultation exercises. We expect to announce the scope of changes in Q1 2025. This will include information on transitional arrangements and implementation plans for pathways and countries.

Professional standards and regulatory policy

We completed a public consultation process on proposals made by the CPD Steering Group to review the CPD Framework for members. This included a wide range of engagement activities with members and firms. Responses are now being analysed with final recommendations being developed for consideration by the Standards and Regulation Board (SRB).

Expert Working Groups are developing a professional standard on the responsible use of artificial intelligence; and reviewing and updating the professional standard Countering bribery, corruption, money laundering and terrorist financing.

We published amended approved rules for firms under our Designated Professional Body scheme for those carrying out insurance distribution activities; and updated Professional Indemnity Insurance Minimum Policy Wording for regulated firms.

The professional standards team also developed the Standards and Regulation Board's first Risk Outlook Report, which was published this quarter.



Dispute Resolution Services

DRS appointment services

In the UK, we saw a small increase in construction adjudication applications in July and September compared to the same period last year. Overall, the trend for 2024 remains positive, with most months showing increased activity.

In Canada, we continue to receive consistent requests for adjudicators to manage disputes under the *Prompt Payment and Construction Lien Act*. We have successfully operated as a nominating authority in Alberta for more than 12 months now.

Quality assurance and panel management

Following a Practice alert, DRS undertook the ambitious task of inviting nearly 100 RICS accredited expert witnesses for reassessment interviews.

- 44 experts were reassessed and passed the assessment.
- 20 more experts are due to be interviewed during Q4.

Some experts did not come forward to be reassessed and stood down from the RICS Panel of Dispute Resolvers and Expert Witnesses.

In the summer, DRS invited more than 80 existing construction adjudicators and arbitrators for reassessment. DRS has been collecting their documents and arranging interview panels during Q3. The reassessment interviews will take place during Q4.

Canada: during this period, DRS held interviews for professionals who applied to join the ARCANA(AB) construction adjudicator roster in Canada. Nine professionals were interviewed: five passed the assessment, and four were referred. More interviews are scheduled for Q4.

Oceania: we started the process of reassessing adjudicators in Australia to demonstrate our commitment to maintaining high standards globally. So far, the response has been positive, with strong support for this initiative from our senior adjudicators. The interviews will take place during Q4.

DRS training

A new course, [Dispute Resolution Programme for Advisers and Party Representatives](#), has been launched. This covers the spectrum of roles involved in advising and representing a client in dispute. Completion of module 2 has taken place and, following feedback, some amends and developments have been implemented ahead of another running of the programme in October.

For 2025, we have introduced the [Women in Construction Scholarship](#) for the RICS Diploma in Adjudication. Promotion and communications have commenced, and the deadline for applications is early January 2025. Awareness of the sector and opportunities for women are the drivers for pushing this initiative, which was very popular when launched last year.

DRS consultancy

Conflict avoidance and management initiatives

Led by RICS/DRS, the Conflict Avoidance Coalition held an inaugural conference at Portcullis House, Westminster, on 2 October, hosted by the UK Parliament. Speakers included Sir John Armitt, Chair of the National Infrastructure Commission, and attendees included officials from the Cabinet Office and the UK Environment Agency. The conference sold out, and DRS is beginning to plan for 2025.

Dispute boards

As well as the CAP pilot we are running with ADPIC, we are aiming to assist with the implementation of mandatory dispute boards through bespoke training and a Dispute Adjudication Board selection process. There is also an awareness campaign being developed aimed at the construction market to educate them on DABs.

Conflict avoidance process

UK: [Conflict avoidance process \(CAP\)](#) is an alternative dispute resolution (ADR) measure designed by DRS to address contractual disputes at an early stage and prevent unnecessary litigation.

Abu Dhabi: the Abu Dhabi Projects and Infrastructure Centre (ADPIC) has committed to making CAP an [integral part of its projects programme](#). We are currently working with ADPIC officials to identify suitable projects to pilot the CAP process.

Canada: we continue to have high-level discussions with leaders in the Ontario construction and engineering sector on piloting CAP on projects in Ontario. We have been invited to speak at the upcoming annual convention of the Ontario Road Builders Association in February on our conflict avoidance initiatives.

Southern Africa: we have recently started working with a leading African law firm and a global consultancy with a strong African presence on a project to develop and launch CAP into Sub-Saharan Africa.

Saudi Arabia: we are working on a draft memorandum of understanding in collaboration with the Saudi Center for Commercial Arbitration to introduce CAP into the market.

ADR service for compulsory purchase disputes

DRS is working with RICS' sister organisation in the Republic of Ireland, the Society of Chartered Surveyors Ireland (SCSI), on a proposal to provide an ADR service to deal with compulsory purchase disputes arising on the project to build a new tram system between Dublin and the coastal town of Swords.

The SCSI has welcomed engagement with RICS/DRS, and we are now jointly preparing a proposal drawing on a service DRS originally developed for compulsory purchase disputes, launched in 2022.

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.

General enquiries
contactrics@rics.org

Candidate support
candidatesupport@rics.org



rics.org