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RICSAGM2024 (no space)

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Network name

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RICS Guest Wi-Fi

RIC5gu35T



Annual General Meeting 2025

Thursday 26 June 2025



Great George Street member space tour

Join us at 16:10 BST in the reception
area to explore the new member
space in the London HQ





Today's meeting

14:00-16:00

- Opening address from the Acting President
- RICS activities and performance
- Composition of the Governing Council for Session 2025/26
- Report and Financial Statements for the year ending 31 December 2024
- Appointing the Professional Auditor until the conclusion of the next Annual General Meeting
- Member Q&A
- Closing remarks from the Acting President



Opening address from the Acting President

Nicholas Maclean OBE RD FRICS IRRV (Hons)



You spoke, we listened

turning your feedback into action

Justin Young

Chief Executive Officer

Your feedback

Shaping the Future UK tour

- Reached 600+ members in 12 UK cities
- Direct dialogue with leadership led to strategic actions in:
 - Addressing skills
 - Enhancing member value
 - Opening pathways and APC
 - Maintain public confidence
 - More effective operating model





A new chapter for RICS

- Putting members at the heart of what we do
- Delivering local value
- Enhancing our ways of working
- Delivering standards and thought leadership
- Building RICS' reach and influence

Our Executive team



Justin Young
Chief Executive
Officer



Chris Alder
Senior Executive
Officer, Standards
and Regulation



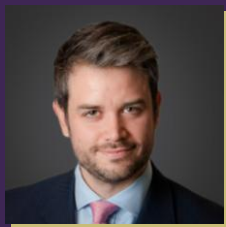
Corinna Alstromer
General Counsel



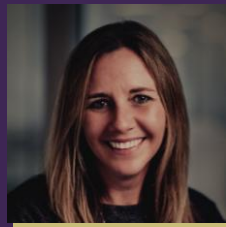
Becky Hone
Chief People Officer



**Dabinder
Hutchinson**
Chief Operating
Officer



Rob Man
Chief Experience
Officer



Robyn McKenna
Chief Product
Development
Officer



Tony Osude
Chief Market
Delivery Officer

Membership in 2024

142,032

professionals and candidates
globally

29,904

APC candidates

112,128

qualified professionals
(MRICS/FRICS/AssocRICS)





Delivering world-class
value and experience

Tony Osude

Chief Market Delivery Officer

YOU ASKED:

Expand member engagement events and local action

International

- **15 regional conferences** across key global locations
- **2,530 in-person attendees**

UK and Ireland

- **18 regional conferences**
- **2,502 attendees** participating in knowledge-sharing and industry collaboration

Recognising excellence: regional awards and recognition

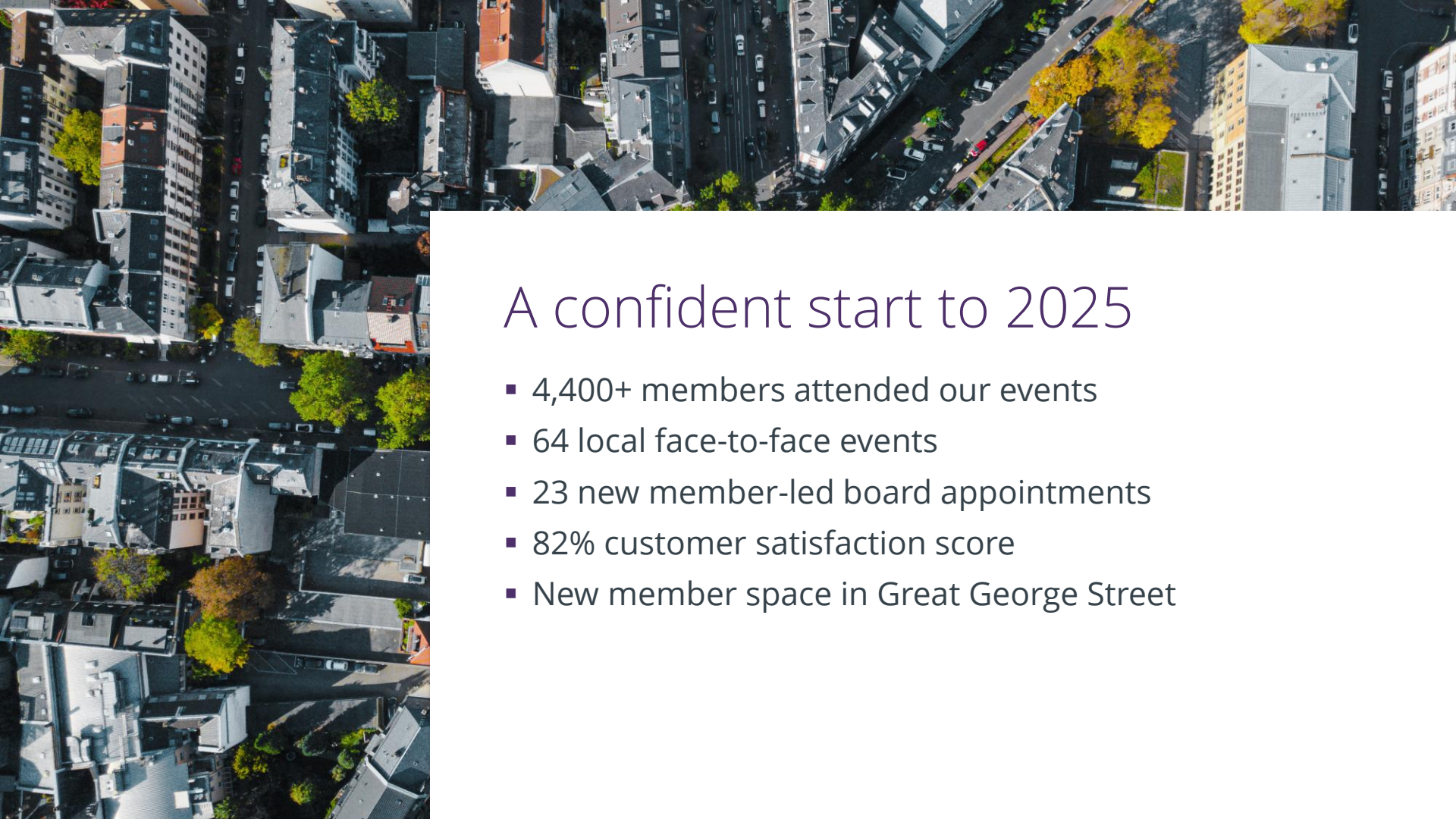
International

- **5 prestigious regional awards ceremonies** in Hong Kong, the Americas, New Zealand, Australia, South Asia and Southeast Asia
- **1,090 delegates** in attendance

UK and Ireland

- **10 regional awards events**
- honouring **1,306 attendees** for their leadership and innovation





A confident start to 2025

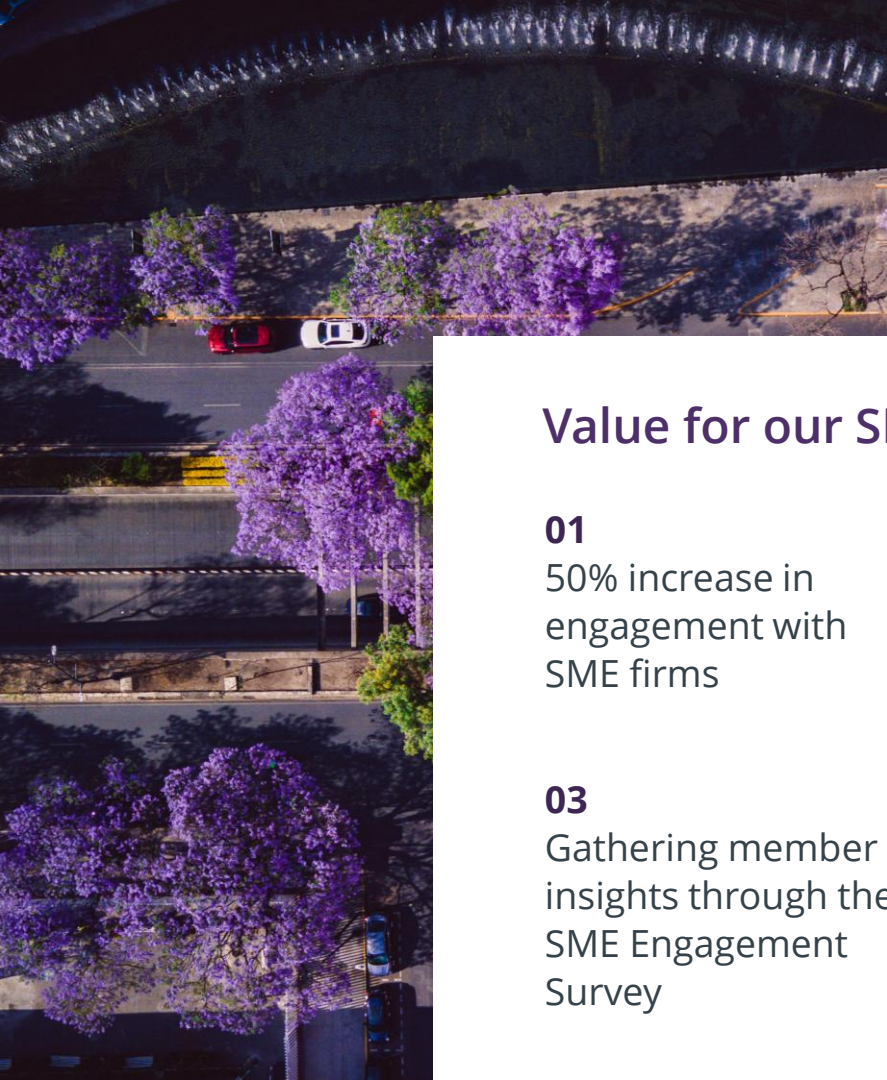
- 4,400+ members attended our events
- 64 local face-to-face events
- 23 new member-led board appointments
- 82% customer satisfaction score
- New member space in Great George Street

'As Chair of the GMC, I am proud to witness the strides we have made in promoting the voice of our members globally. We've achieved significant progress in key areas such as CPD, decentralisation, and member services. Our focus in 2025 will continue to be ensuring member feedback remains central to shaping our future strategy.'



Douglas McCormick FRICS

Chair of Global Members Committee (GMC)
and RICS Board Member



YOU ASKED:

Deliver value

Value for our SME members

01

50% increase in engagement with SME firms

02

Over 12,000 visitors to the relaunched SME Hub

03

Gathering member insights through the SME Engagement Survey

04

Dedicated RICS Podcast episode on SMEs and apprenticeships





Metrics: Delivering
value for our early
career community

Neil A'Bear FRICS

Metrics UK Board Chair



Our early career community

170+
events held

4,000+
early career members

Metrics
featured on RICS Podcast

Metrics Awards
celebrating early career achievements

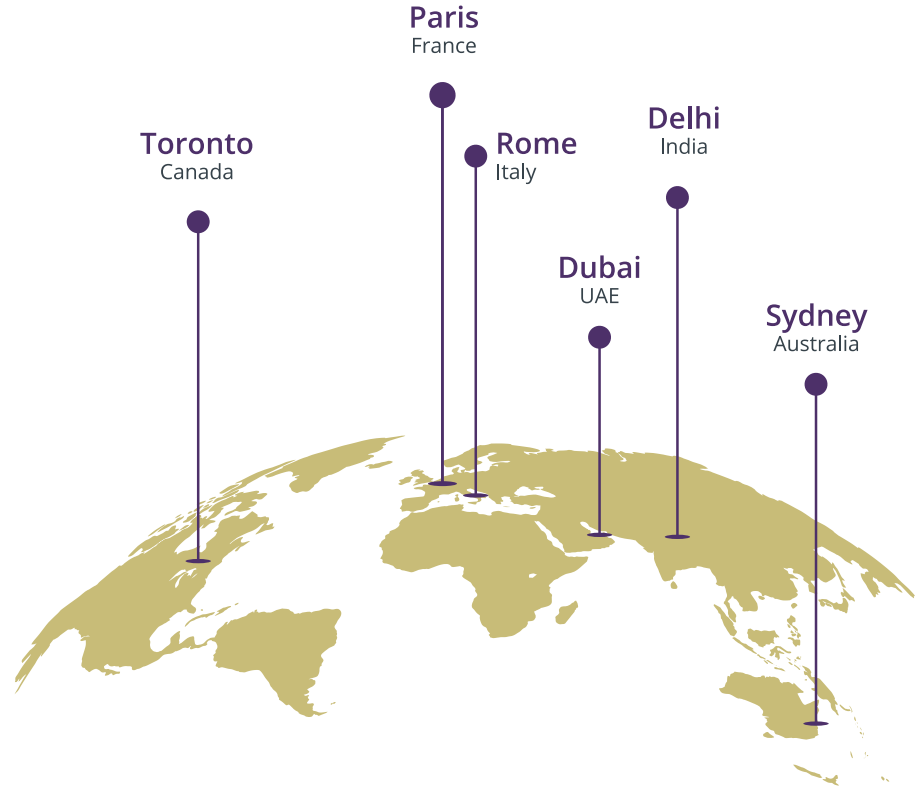


In 2025, the momentum continues with 37 events held so far.

Expanding Matrics internationally

Through Matrics' global expansion in 2024, we have engaged with over 1,000 members outside of UK&I.

We continue our expanse in 2025, interacting with over 400 members so far.



'Metrics is not only about offering guidance but also about inspiring the next generation to reach their full potential and make an enduring impact in the built environment sector. This is an invaluable resource for young professionals who are eager to grow and make a difference in the field.'

Shikha Shah MRICS

South Asia Metrics representative





Member appointments and RICS in the media

Alison Cosa FRICS

Governing Council member

YOU ASKED:

Ensure members influence decision-making at RICS

- 76 members in 6 Professional Group Panels, re-established in 2024
- 60 new appointments in 2024
- 13 new board chairs
- 800 volunteer members in our governance
- Working groups for standards development, including:
 - Pilot consumer working group
 - Fire safety working group
 - Entry and assessment working group

Inclusive board appointments and engagement structures reflect a more responsive, future-ready institution.





Kenneth Wood FRICS

UK&I World Regional Board
Chair and Global Members
Committee member



Member appointments and RICS in the media

Alison Cosa FRICS

Governing Council member

Amplifying the work
of our members and
the profession

Across 2024 and the start of
2025, RICS press coverage
included:

01

Kevin Brogan FRICS
on **Ausbiz** discussing
the RICS Global
Construction
Monitor

02

Justin Young
on **Sky News**
discussing Labour
planning and
housing reform
announcements

03

Gary Strong FRICS,
Head of Professional
Practice – Buildings
and Property, on
BBC Breakfast to
discuss the
importance of
residential surveys

04

Mohamed Moussa
MRICS and Simon
Rubinsohn, Chief
Economist, on
Al-Arabiya to
discuss quarterly
commercial property
and residential
property monitors



Spread of publications

RICS featured in **over 16,000 articles** in 2024 with press, TV and radio coverage reached approximately **4.4 billion people globally**.





Working in the public interest

Robyn McKenna

Chief Product Development Officer

YOU ASKED:

Strengthen trust and transparency

01

Helped shape the
Planning and
Infrastructure Bill

02

Empowered members
to represent RICS in
Parliamentary
Committee

03

Supported the UK
Government as they
implement the
Grenfell Tower Inquiry
Report
recommendations



Influence, advocacy and
thought leadership across
the UK

IMPACT REPORT 2024



YOU ASKED:

Working in the public interest worldwide

APAC

RICS and surveying promoted to students, teachers and parents in Queensland, Australia.

EU

RICS aligned with European Commission's priorities on whole life carbon assessments and AI.

MEA

Adoption of RICS standards in partner firms across the region.

Americas

Driving key relationships with universities in New York and Toronto.



YOU ASKED:

Uphold standards
and maintain public
confidence

6

new or
updated
standards

8.4

customer
satisfaction
score

70%

member satisfaction
in RICS' leadership in
sustainability

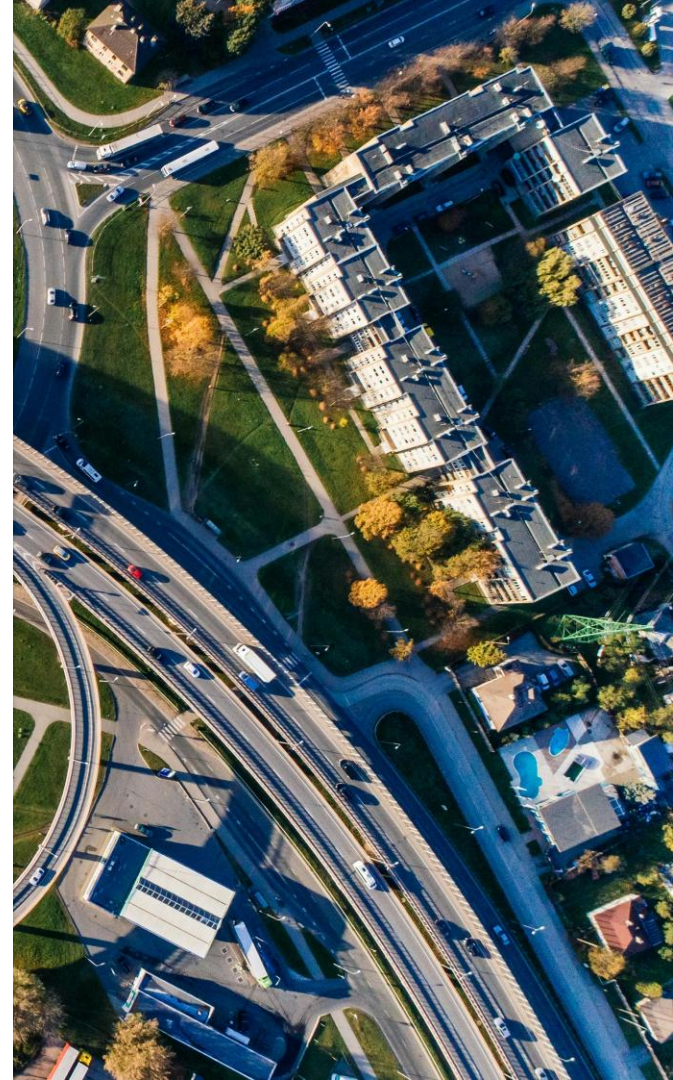
6%

rise in member
satisfaction in RICS'
influence in societal
issues



Supporting members through standards and thought leadership

- New standards in Residential retrofit, Property agency and management principles
- Updated standards such as the Red Book Global Standards, Rights of Light 3rd edition, Compulsory Purchase Order
- New client guides for valuation for real estate investment entities and whole life carbon assessments
- Return of printed Modus and Journals in the UK
- RICS' response to the Grenfell Tower Inquiry Phase 2 report



Updating standards for today's profession

The updated Red Book Global Standards: what has changed?



01

Valuation Review recommendations such as new content on modelling and methods and better navigation

02

Recognising other relevant global standards, such as the new International Valuation Standards (IVS)

03

Adaptation to practice and process changes from evolving areas in technology and ESG (Environmental, Social and Governance)

YOU ASKED:

Increase public knowledge of surveying
and chartered members

**We've maintained public confidence and
knowledge
through our consumer guides**

Consumer guides:

- Retrofitting and improving the energy of your home
- Property auctions
- RAAC
- Domestic air source heat pumps
- Damp and mould

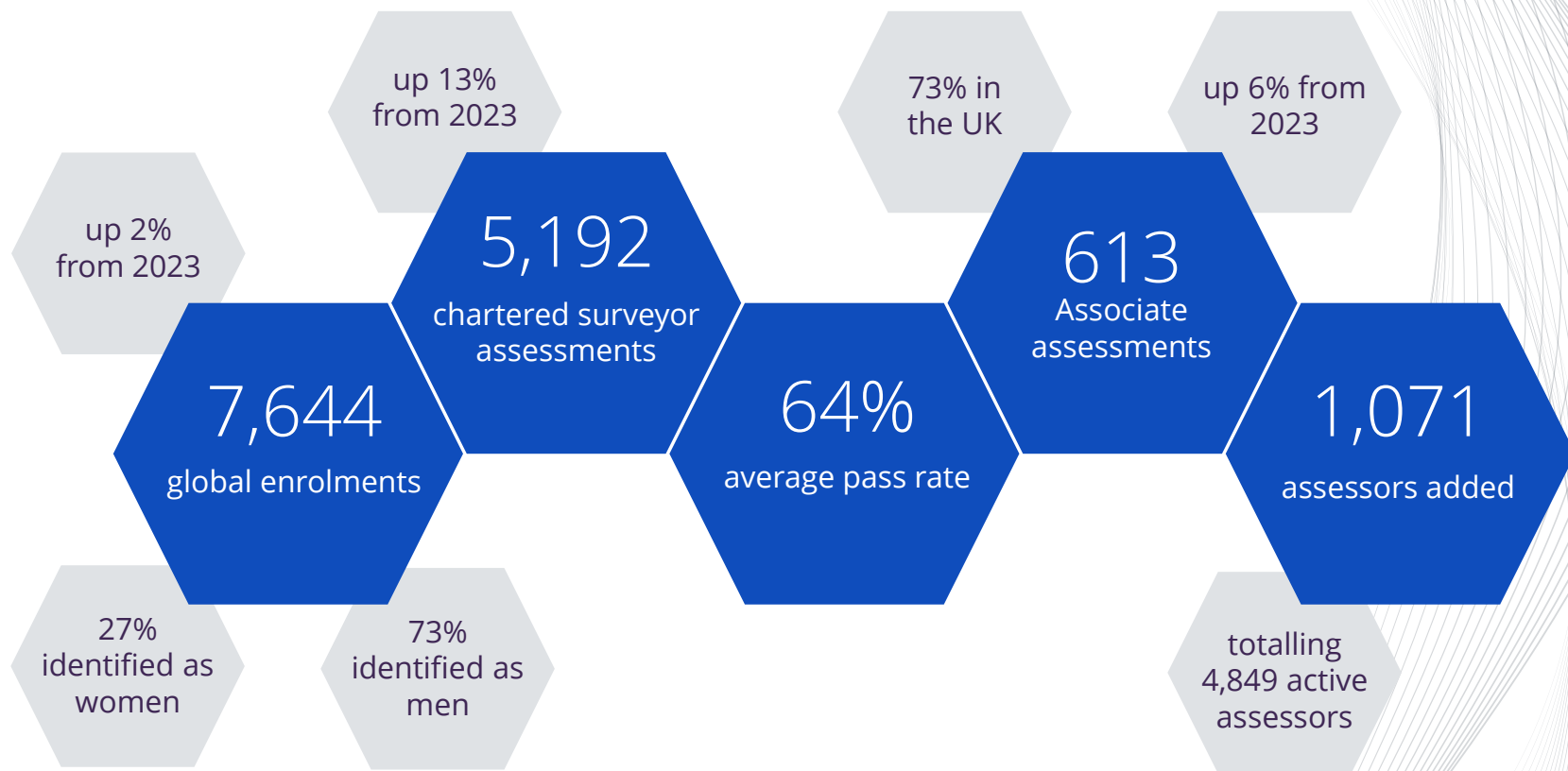




Standards and Regulation Board (SRB) update

Nigel Clarke
SRB Chair

Entry to the profession



Creating a **clearer, more consistent and inclusive** entry and assessment process

900 survey responses and 130 roundtables with over 1,000 participants over the last 2 years

12,500 downloads of the report

~ 400 consultation responses

- New qualifications and competency framework
- Range of pathways, setting out essential skills and attributes per discipline
- Modular approach to assessment, ensuring consistent, fair and valid outcomes



Enhancing our CPD framework

01

Consultation ran from May-July 2024 on the CPD Framework Steering Group's recommendations, receiving **350 formal responses**.

02

Empowering members to plan and take CPD **relevant and appropriate** to their practice

03

More flexibility for members in meeting annual CPD requirements

04

Mandatory topics such as **AI, data and technology, ethics and sustainability** every 3 years

05

Improved member experience for planning and recording CPD activities

'The world of the built environment is changing rapidly, and RICS needs to assist members with gaining general knowledge in subjects that would not have been contemplated ten years ago, such as building in a sustainable way or how AI is impacting our daily lives.'

Peter Smith FRICS

Chair of the CPD Framework Steering Group



Dispute Resolution Service (DRS)



- Cooperation agreement with **Indian Council for Arbitration**
- Official recognition as an **Adjudicator Nominating Authority** in Australia, New Zealand and Alberta, Canada



Strengthening regulatory operations

Following a review of regulatory functions, SRB made recommendations to enhance the rigour of RICS' assurance processes:

01

Enhance the understanding of SRB's role

02

Prioritise data quality

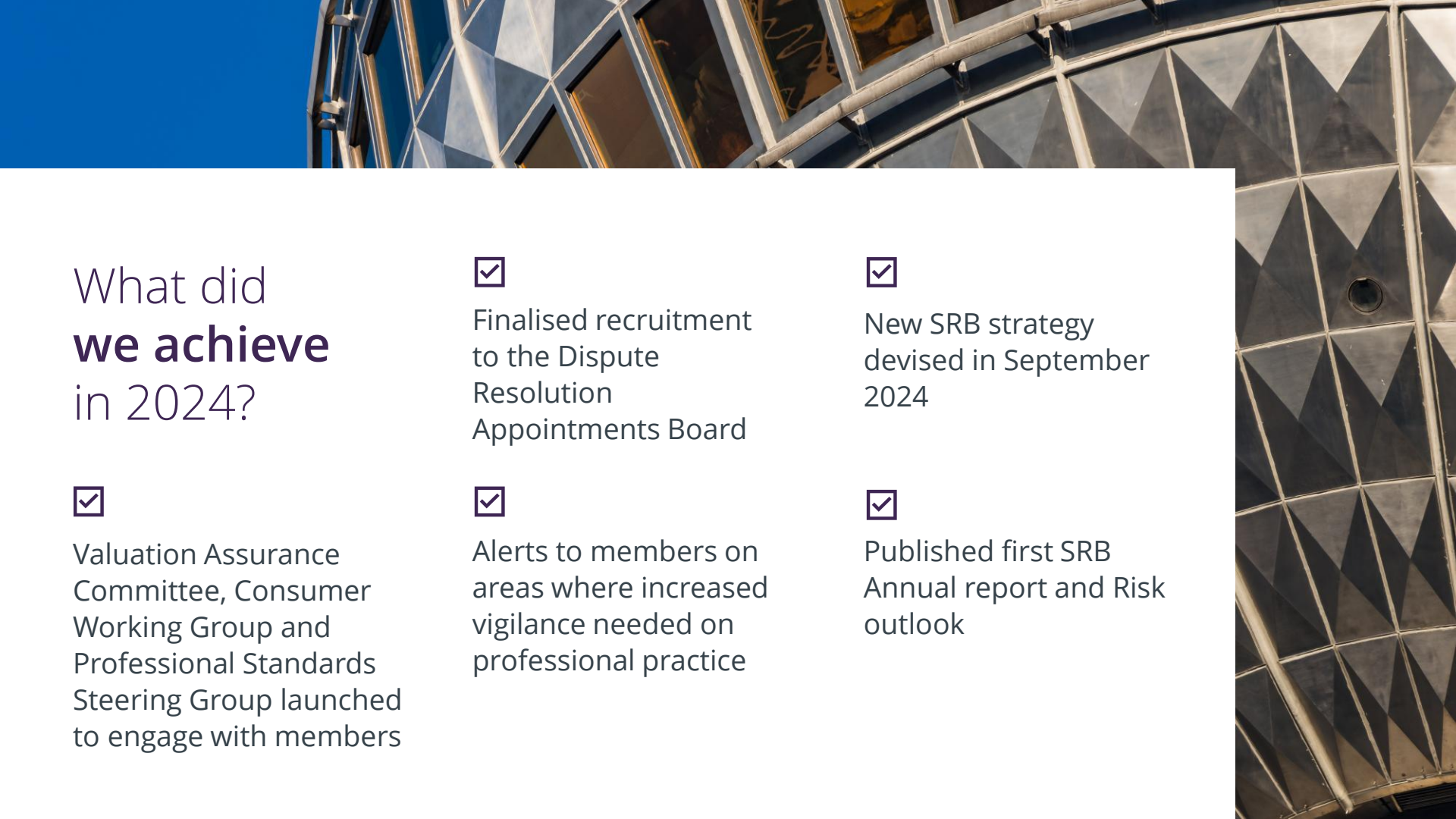
03

Guidance for counsellors and assessors



SRB highlights and 2025 priorities

Sukhvinder Kaur-Stubbs
SRB member



What did **we achieve** in 2024?



Valuation Assurance Committee, Consumer Working Group and Professional Standards Steering Group launched to engage with members



Finalised recruitment to the Dispute Resolution Appointments Board



Alerts to members on areas where increased vigilance needed on professional practice



New SRB strategy devised in September 2024



Published first SRB Annual report and Risk outlook

Six strategic priorities



Competence



Consumer
protection



Communication
and engagement



Consistency



Sustainable
profession



Ethics and the
public interest



A sustainable future for the surveying profession

Charlotte Neal MRICS

Director of Professional Practice
and Research

YOU ASKED:

Supporting members in sustainability through thought leadership and standards

In 2024, our flagship Whole life carbon assessment for the built environment sustainability standard was adopted by a number of high-profile organisations.



27

adoptions of
whole life carbon
standard

4000

professionals
contributed to the
Sustainability Report
2024 across **32**
countries

70%

positive member
sentiment on RICS'
leadership in
sustainability

**Online training
launched** in
collaboration with UK
Green Building
Council and Astutis

rics.org/wlca





A sustainable future for the surveying profession

Charlotte Neal MRICS

Director of Professional Practice
and Research



Representing the profession at sustainability events

Sherriden Rastegar MRICS
RICS London Board member

YOU ASKED:

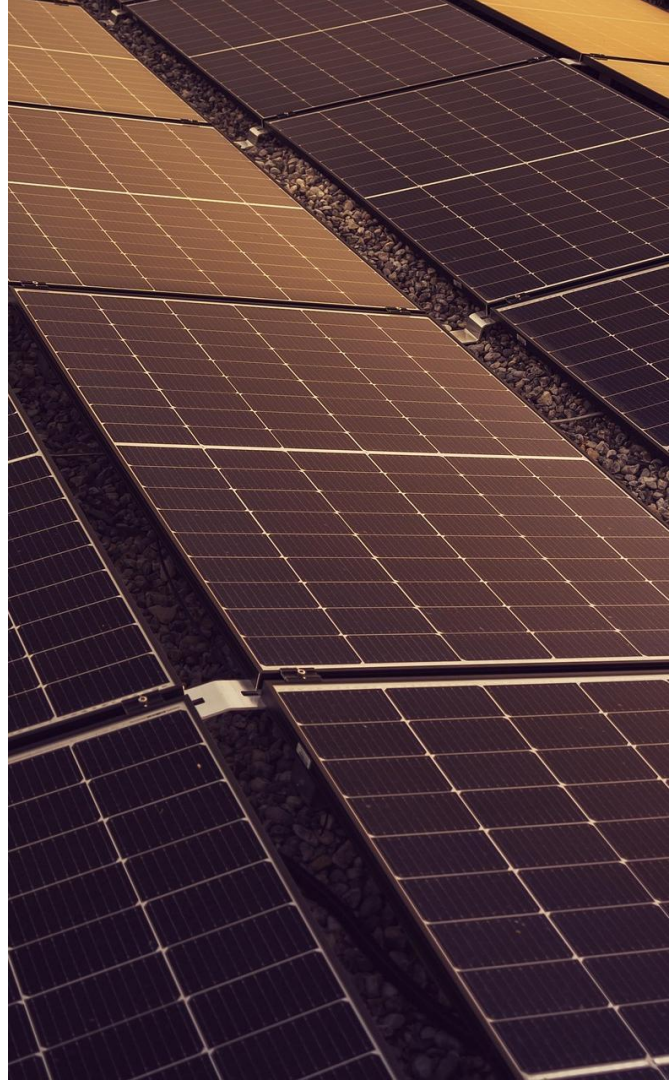
More influential place on the table with sustainability leaders

COP29

- Importance of collaboration to bring shared understanding of whole life carbon methodologies
- Need to build capacity and capability at a professional and institutional level to carry out assessments
- Importance of open data sources for whole life carbon data and need for transparency

Key speakers:

- World Building Council for Sustainable Development
- UNEP/Global ABC
- World Green Building Council



YOU ASKED:

More influential place on the table with sustainability leaders

Global Sustainability Conference

- Net-zero and sustainability in land management
- Biodiversity in the built environment
- Pathways to adaptation and resilience
- Retrofitting for a sustainable future

Key speakers:

- Claire O'Neill, WBCSD and former UK climate change and energy minister
- Professor Samer Bagaeen FRICS, Arcadis



Creating an inclusive and skilled profession





YOU ASKED:

Address the skills gap

- attracting younger people
- reengaging with universities
- driving the debate in the profession
- creating thought leadership to support SMEs

We've started to understand the skills gap better, by asking for your thoughts in our recent skills survey in May 2025.





Early years engagement

Kevina Kakembo MRICS
Matrics East of England Chair



YOU ASKED:

Engage with universities and schools

- 241 school visits, reaching over 12,000 students
- Pilot Minecraft built environment competition in primary schools
- RICS Virtual Work Experience

Engaging with universities in 2024

127

university visits in the UK&I region,
reaching almost 8,000 students



89

university visits in the MEA region
(17.7% increase from 2023)



87.5%

of universities received a visit in the APAC
region (28% increase from 2023)



73

applications received for the RICS QS Scholarship
and Placement Scheme in Australia





Building on early engagement for 2025

- 91 career events, from insight talks, workshops to career fairs and insight days
- Visited 48 accredited universities

So far in 2025, we have interacted with almost 400 school students and over 6,000 university students.

'Through my experiences as a STEM Ambassador, I have witnessed how early exposure can transform perceptions and inspire the next generation. When young people understand that surveying offers incredible diversity, they begin to see the vast opportunities available.'



Sunny-Thomas Obasuyi MRICS
Governing Council member, Next Gen seat



Diversity, Equity and Inclusion (DEI) update

Sybil Taunton
Head of DEI



YOU ASKED:

Bring more people
into the profession

- Launched Inspired to Hire project
- Delivered the Disability Inclusion Framework
- Hosted 8 member events, attracting over 1,000 members and wider stakeholders
- Established DEI Forum with 17 global regional representatives
- Increase of women in RICS membership to 20% (up from 18%)

Supporting guidance for Rules of Conduct

Rule 4 states that members and firms must treat each other with respect and encourage diversity and inclusion. Our free guidance materials support members with:



Inclusive spaces



Inclusive recruitment



Inclusive policies



Inclusive culture



Everyday life at work



Career progression

6 free recorded webinars are available in Member CPD Support Packs, as part of this support.



Be proud of who you are
and where you've come from, and what you



Our forward look

Looking ahead: what's next for RICS?

- AI and Countering financial crime standards to be published in Autumn 2025
- Home Survey standard consultation
- Global Construction Standard
- CPD Framework and launch of member app



Real
engagement



Real
value



Real
impact

Governing Council update

Presidential team*

Nicholas Maclean OBE RD FRIS IRRV (Hons)

(Acting President and Acting Chair of Governing Council/ President Elect)

Maureen Ehrenberg FRICS

(Acting President Elect/ Senior Vice President)

***Justin Sullivan FRICS FEWI MAE**

(President) has agreed to step aside while regulatory processes take place

Elizabeth Peace CBE

(Senior Independent Governor)

Gurpreet Dehal (Independent Member)

Rosalyn Schofield (Appointed Member - Legal)

Darina Armstrong

(Appointed Member – Accountancy / Finance)

Stephen Ballesty FRICS

Richard Cass MRICS

Victoria Clapp FRICS

Alison Cosa FRICS

Vanessa Curtis FRICS

Johanna Gill MRICS

Jason Hardman MRICS

Birgit Hempel FRICS

David Hourihan FRICS

Gordon Johnston MRICS

Graham Jones FRICS

Jagath Keerthisooriya FRICS

Kenneth Kwan FRICS

Steven Latta MRICS

Jonathan Milner MRICS

Uche Colin Obi FRICS

Sunny-Thomas Obasuyi MRICS

Blane Perrotton FRICS

Simon Radford FRICS

Lynda Rawsthorne FRICS

Changes since 1 July 2024

- **Tina Paillet** FRICS (President) until 31/12/24
- **Alexia Nalewaik** FRICS until 26/11/24
- **Andrew Gooding** FRICS until 31/12/24
- **William Jones** FRICS until 31/12/24
- **Michael Peer** MRICS until 31/12/24
- **Christopher Seymour** FRICS until 31/12/24

Highlights
so far have been both the welcome

I was secondary school educated,
in a small market town, Mansfield.

2025 General Council elections

Applications open
17 June – 12 August 2025

Elections open
10 September – 8 October 2025

Elected members will take up
their seats **on 1 January 2026**

The following seats will be available for election:

Geographic

- ✓ UK & Ireland x4
- ✓ Asia Pacific
- ✓ Americas
- ✓ Europe

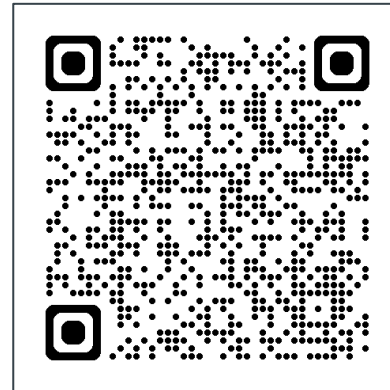
Next Gen

- ✓ Next Gen

Professional Group

- ✓ Residential Property
- ✓ Building Surveying and Building Control
- ✓ Land and Natural Resources

Information about standing for Governing Council elections can be found at:





Annual report and Financial statements

Dabinder Hutchinson
Chief Operating Officer

Annual report and Financial statements

for the 12-month period ending 31 December 2024

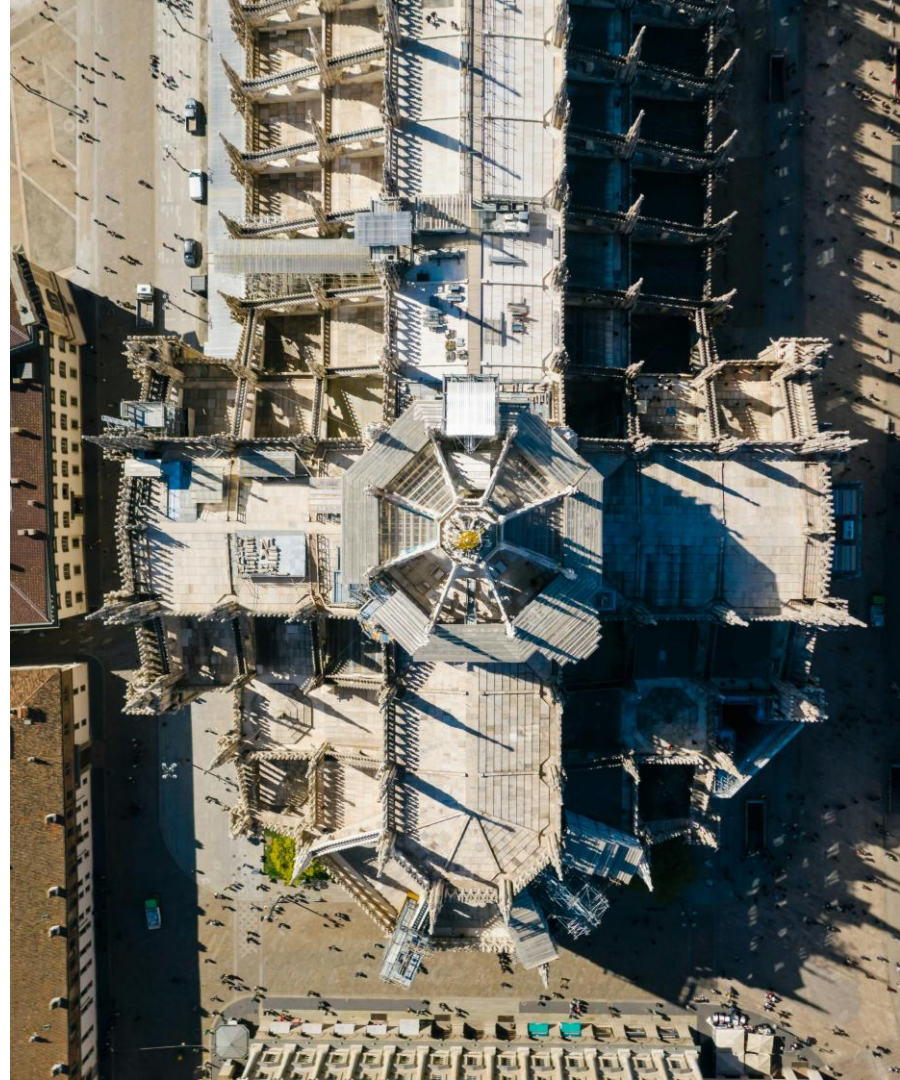
£70.8m

Total revenue between 01 January 2024 and 31
December 2024 (-1.4% VLY)

£0.3m

Net result between 01 January 2024 and 31
December 2024

Read full report at: [2024 annual reports \(rics.org\)](https://www.rics.org/2024-annual-reports)



Annual report and Financial statements

for the 12-month period ending 31 December 2024

£60.6m

Net Assets of the Group on 31
December 2024 (+6.9% VLY)

£29.6m

Designated funds on
31 December 2024 (-1% VLY)

Read full report at: [2024 annual reports \(rics.org\)](https://www.rics.org/2024-annual-reports)



Annual report and Financial statements

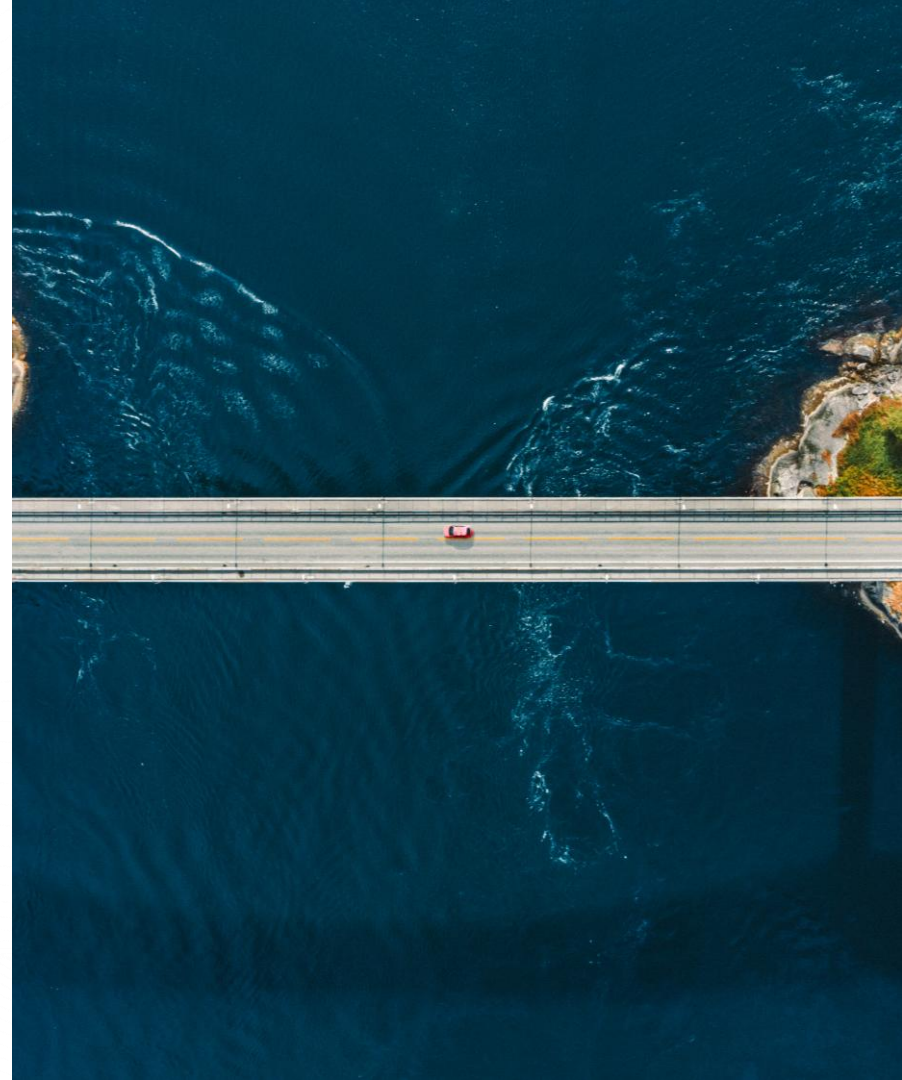
for the 12-month period ending 31 December 2024

£3.8m

Strategic Investments Costs

01 January 2024 – 31 December 2024 (+5.6% VLY)

Read full report at: [2024 annual reports \(rics.org\)](https://www.rics.org/2024-annual-reports)



A blurred background image showing a crowd of people with their hands raised, suggesting a public event or a voting process. The image is out of focus, with the primary subject being the text overlay.

Voting online

Participating in today's meeting



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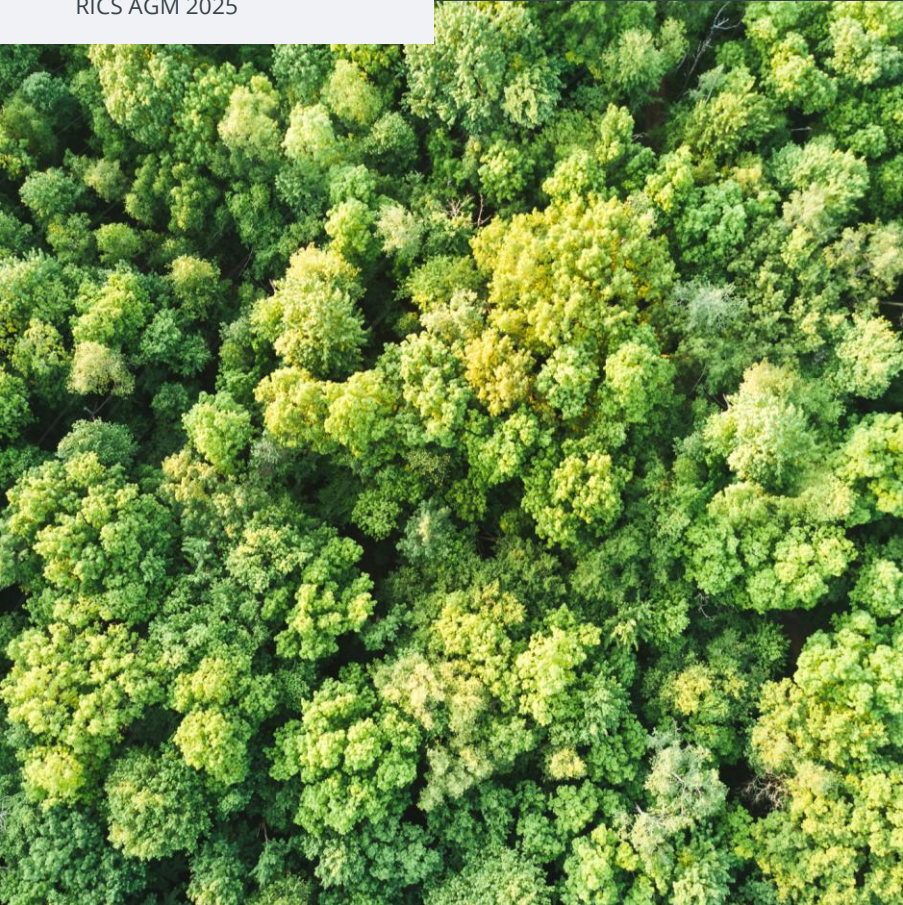
Wifi access

Network name

Password

RICS Guest Wi-Fi

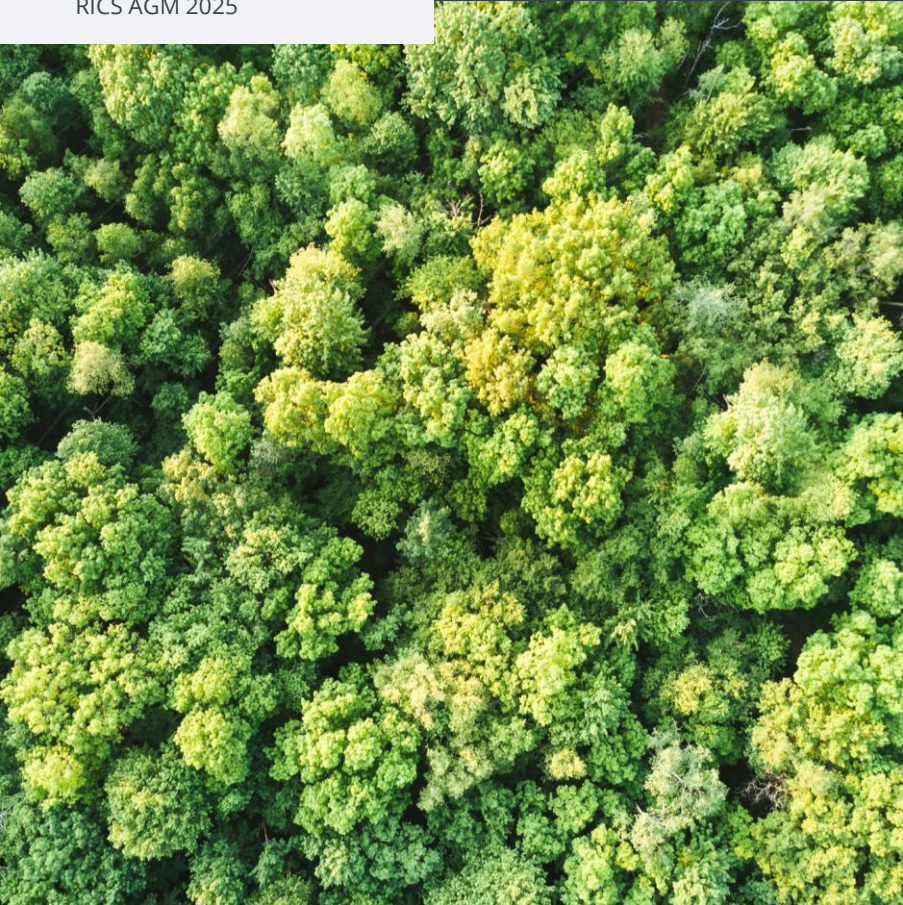
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Do you agree that Grant Thornton UK LLP be re-appointed as the Independent Auditor until the conclusion of the next Annual General Meeting?

- For
- Against
- Abstain

Please vote now



Do you agree that Grant Thornton UK LLP be re-appointed as the Independent Auditor until the conclusion of the next Annual General Meeting?

- For
- Against
- Abstain

Poll now closed

Member Q&A





Closing remarks from the Acting President

Nicholas Maclean OBE RD FRICS IRRV (Hons)



Thank you

Visit us at [rics.org](https://www.rics.org)