

RICS Practice Alert – Carrying out fire safety and other building safety work

Issued July 2025

RICS is issuing this Practice Alert to all members and candidates in the UK.

Following a high-profile case in which another professional body had to expel a member (see below), RICS is concerned that:

- some individuals involved in fire safety work may be misusing the credentials of others
- some individuals may be acting outside their competence in carrying out fire safety and other building safety assessments without having the required expertise to do so.

The purpose of this alert is to remind members of their legal, professional and regulatory obligations when providing fire and building safety services in all cases, and to warn of specific risks relating to individuals acting outside their competence or having their credentials misused by others.

To gather more accurate data, RICS requires all members currently involved in carrying out fire safety and building safety work, or who have been involved in carrying out EWS1 inspections and reports in the past, to respond to this [regulatory return](#) by 8 August.

If it emerges later that a member has been carrying out such work without reporting it to RICS, we may regard this as a breach of the Rules of Conduct.

Risks

Fire safety and building safety work require significant expertise and should not be undertaken by individuals who are not competent themselves or who are not supervised by a competent person: to do so presents significant life safety risks for the public who use those buildings, in addition to significant costs and legal risks for building owners and leaseholders. It also runs the risk of undermining public confidence in the profession's competence. RICS provides training on fire safety and external wall systems (see below), and recommends that members avail themselves of this training if carrying out such work.

The Institution of Fire Engineers' expulsion of [Adam Kiziak](#), a fire safety engineer carrying out EWS1 assessments, has been widely publicised. The lessons of this case for RICS members are that caution should be exercised when agreeing to sign EWS1 forms or to sign off the work of others, to protect against the misuse of credentials. There are strict requirements for the competence (skills, knowledge, experience and qualifications) of EWS1 form signatories set by the lenders – if these are not met, lenders and their appointed valuers will not be able to use an EWS1 form, which will lead to complaints and potential issues with professional indemnity insurance. Refer to the [Cladding EWS FAQs page](#) for further information.

RICS professional requirements

RICS [Rules of Conduct](#) require that 'Members and firms must maintain their professional competence and ensure that services are provided by competent individuals who have the necessary expertise' (Rule 2). In detail, this means:

- members and firms only undertake work that they have the knowledge, skills and resources to carry out competently
- members and firms supervise any employees undertaking work for them and ensure that these employees have the necessary knowledge, skills and resources to carry out their tasks competently
- members and firms check that subcontractors have the necessary knowledge, skills and resources to carry out their tasks competently
- members and firms stay up to date and comply with relevant legislation, codes of practice and other professional and relevant technical standards, and firms ensure that their directors, partners and employees do so.

Where members and firms are carrying out work under contract with other businesses, they must be alert to any misuse of their professional credentials. In particular, they are reminded of the following requirements.

'Members and firms must be honest, act with integrity and comply with their professional obligations, including obligations to RICS' (Rule 1). More particularly:

- members and firms do not mislead others by their actions or omissions, or by being complicit in the actions or omissions of others
- members and firms do not allow themselves to be influenced improperly by others (as a result of, for example, giving or receiving work referrals, gifts, hospitality or payments) or by their own self-interest

- members and firms providing advice and opinion in a professional context do so honestly and objectively, based on relevant and reliable evidence, and firms have processes to ensure that directors, partners and employees do so
- members and firms act to prevent others being misled about their professional opinion.

Where members and firms are involved in the completion of EWS1 forms, they are reminded that only individuals who have completed the necessary training should be signing these forms.

Further information and resources

You may find the following RICS resources useful.

1. [RICS Built Environment Journal](#): keep up to date on best-practice articles, events and commentary.
2. Information on [rics.org](#), including [webinars](#) and [podcasts](#), as well as:
 - [Building Safety Act information centre](#) and [FAQs](#).
 - [Fire safety](#) and [Cladding EWS FAQs](#).
3. Training courses: training on [fire safety](#) is now available free of charge for RICS members. RICS also offers an [External Wall System Assessment Training Programme](#) for qualified members.

If you have concerns about the practice of an RICS member or RICS-regulated firm, please raise this with RICS by submitting your concerns to complaints@rics.org or [Report concerns](#). Concerns about others should be reported to Trading Standards or a relevant regulator, as appropriate.

Good-practice reminder: RICS members have a professional duty to disclose promptly the details of any regulated member that they reasonably believe may have breached RICS Rules of Conduct or professional standards. The duty to speak up is an important part of the profession's moral compass. Think of it as protecting the reputation of the profession by helping RICS to uphold the public interest. Please email concerns to complaints@rics.org.