



A vision for sustainability

RICS Corporate Responsibility Report
November 2013



rics.org/sustainability

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Who we are

Land, property and construction sector issues affect everyone, everywhere. They have a profound impact at both macro- and micro-levels on individuals and communities, small enterprises, global corporations, governments and the natural environment. Through their work, RICS members around the world are part of the whole lifecycle of property, from land management and measurement, through planning, environmental impact assessment, and investment appraisal, to managing the construction process and advising on the most resource efficient use of buildings. Through a programme of continuing professional development our members are required to keep up to date with current practice and must comply with rules of conduct and professional and ethical standards.

Useful links

RICS global sustainable development
www.rics.org/sustainability

RICS Sustainability LinkedIn Group
www.rics.org/sustainabilitylinkedin

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A word from the CEO

Looking back at 2012/2013, I am proud of our achievements across the whole organisation and the energy and enthusiasm with which our employees are embracing the commitment we made when we became a signatory of the UN Global Compact in 2010.

But for me it does not stop there. Merely signing up to an initiative simply is not enough. If we want to stay relevant in the future, we need to ensure that not only the professional qualifications we award and the standards we set for entry to the profession, professional guidance, ethics, education and life long learning are valued by the marketplace and wider society, but that we are also setting standards for what it means to be a responsible business.

The three ingredients that stand out for me as being key to a successful responsible business are collaboration, skills and responsible stewardship of resources.

Despite being a sector with considerable impact on global economies, the environment and people's lives, we still have a tendency to work more in silos than in unison. In recognition of the fact that no single organisation can successfully manage the changes and challenges ahead on its own, we are taking an active role in driving more effective collaboration within the sector through two major initiatives. I am particularly pleased that one of these will be done jointly with the Global Compact, setting an example on how to engage businesses and other stakeholders to achieve greater impact of the Ten Principles in daily business practice.

Our second collaborative initiative, the creation of an International Property Measurement Standards Coalition, marks a major step towards our goal of consistent measurement of properties, creating a more transparent marketplace, stronger investor confidence and greater public trust. 22 leading organisations from around the world, including the IMF, have joined the Coalition, and standards are being drafted. The Government of Dubai has become the first to commit – in advance – to adopting the standards.

Capacity building and skills development are central to addressing the challenges many of the world's economies are facing, and as a professional body we are taking this very seriously. Professional responsibility has to be imparted in our future leaders from the earliest possible stage. That is why we have decided to become a supporting organisation of the UN backed Principles for Responsible

Management Education and to promote these principles proactively through our newly established RICS Initiative to Drive the Adoption of Sustainable Development Principles in Built Environment Higher Education, which has paved the way for a new kind of partnership with the sustainability leaders amongst our accredited universities. Through our initiative they will be able to share best practice with their peers, thus helping to achieve our goal of fully integrating responsible business practices into our sector.

Another major capacity building milestone is our new RICS School of Built Environment, Amity University, in Delhi. This is a first for us but also for India, where it has received the strongest possible support from the Government and the industry. India faces a massive 80% skills gap in the real estate, construction and infrastructure sector which is hampering its growth. Over 200 employers have pledged to employ graduates from the new School and the first cohort is in place, picked from a much larger group of applicants. In addition to an undergraduate course, we have added a PhD course due to overwhelming demand.

One of our objectives over the last year has been to further cut our carbon emissions and it is very encouraging to see how through joint efforts, improving processes and the introduction and roll-out of new policies, we have managed not only to step up our overall resource efficiency in running our operations, we have also achieved ISO 50001 for our energy management, going for the first time beyond our main UK sites by including our Brussels office in the assessment.

And finally, I would like to thank everybody for their continued commitment to giving something back. We have seen some great examples of volunteering across the whole organisation and have managed to exceed our targets for WaterAid, our global corporate charity partner.



Sean Tompkins
Chief Executive Officer



WE SUPPORT

www.unglobalcompact.org

Work in the area of Human Rights [UN Global Compact Principles 1 & 2]

2012/2013 update:

- Internal consultation on Human Rights Policy**
Whilst existing RICS policies already cover important aspects pertaining to human rights, work on a dedicated RICS Human Rights policy started with an internal consultation within the organisation's CR group and with representatives from relevant departments.
- Contribution to UN Global Compact consultation on The Rights of Indigenous People**
We were among 50 organisations worldwide to respond to a call for comments by the UN Global Compact on the exposure draft of the 'Guide for Business on Indigenous Peoples' Rights'. RICS suggested how the guide could be improved to recognise and respect all legitimate tenure right holders and their land rights by cross-referring to principles embodied in other UN documents, as without land rights virtually none of the other rights of indigenous people are enforceable.
- Vice-Chair of the Equally Professional Network**
We have been acting as vice-chair of this professional network which is being facilitated by the UK Equality and Human Rights Commission and consists of 20 professional bodies, sharing best practice around diversity issues.

For more information go to: www.equalityhumanrights.com/advice-and-guidance/professional-bodies/
- Hosting a joint event with 'Freehold' to raise awareness about LGBT in real estate**
To foster greater diversity and equality in the profession, RICS hosted a joint event with Freehold, the professional network group aiming to progress equality for lesbian, gay, bisexual and transgender (LGBT) professionals. The event titled *Surveying Diversity: An Independence Day Celebration!* provided an opportunity for LGBT property professionals to network, share their experiences and bring to light some of the barriers impeding entry to the profession and provide solutions to eradicate negative attitudes.

Diversity and equal opportunities at organisational level

2012/2013 update:

To ensure further global growth and recognition as a responsible organisation, our future is dependent on our ability to attract and retain entrants from all sections of the community. Our commitment to providing equal opportunities to all and avoiding unlawful discrimination in employment to members or customers is enshrined in our Equal Opportunities Policy.

With becoming more global and international, we are also becoming more multi-cultural. We greatly value the cultural differences existing across our organisation and see this as a strong asset.

Amongst our 670 employees we now employ 35 different nationalities, a steady rise in comparison with last year's count of 28, illustrating the increasingly diverse nature of our organisation.

Gender split

We continue to actively encourage applications from women, resulting in a 2% increase of female employees across the whole organisation in comparison with 2011/2012 figures, bringing the overall ratio of women up to 57% [see figure 1].

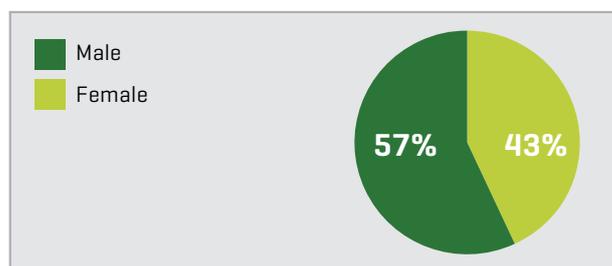


Figure 1: Gender split across whole organisation 2012/2013

Whilst we are still faced with a slightly imbalanced male/female ratio at management level, figure 2 indicates a slight improvement in the proportion of female employees in this category when compared with 2011/2012. This is an area of particular focus for us and during the year we have implemented several initiatives and events aimed at promoting women within management.

We have created a steering group of senior managers who are charged by the Executive Team to understand the causes and to provide possible solutions. A key output has been the development of a mentoring programme.

We invited well known gender diversity advocate, Pinky Lilani to address our senior management group and conduct a workshop at our mid year leadership conference, Pinky is founder and chair of a number of awards schemes which attempt to recognise influential women and leaders: Asian Women of Achievement Awards; the Women of the Future Award; and the Global Empowerment Award.

We have run a series of global workshops aimed at "Engaging Your People" a central part of which is about helping people to achieve their career aspirations.

We actively promote flexible and family-friendly policies to make it easier to combine career and family life.



Figure 2: Gender split trends at management level (levels 4-7) over a three year period

Age split

Figure 3 shows the proportion of employees over 50 which currently comes in lower than the national UK figure of 27 %.



Figure 3: Proportion of employees over the age of 50

Diversity and equal opportunities in the profession

2012/2013 update:

- **Recognition of non-degree related relevant work experience and vocational qualifications through AssocRICS**

By July 2013, 1916 people had enrolled on the non-graduate route of entry scheme since its launch three years ago and 1039 had qualified. There is a progression route from the AssocRICS qualification to MRICS [Chartered Surveyor] which looks for degree equivalence through experience and learning rather than simply a full academic degree reflecting the various ways in which skills and knowledge can be gained.

For more information go to: www.rics.org/uk/join/associate

- **Chartered Surveyors Training Trust**

RICS supports this life-changing apprenticeship scheme helping 16-24 year-olds from disadvantaged backgrounds to enter the profession. This is a debt-free and tutor-supported scheme that operates around the hubs of London, Birmingham, Manchester and Bristol in the UK.

- Last year the Trust placed 60 apprentices with employers
- 99% are from state schools
- 65% are from disadvantaged areas of England
- 90% come from non-professional families
- 32% are non-white British, against a property sector average of 8%
- None of the apprentices holds a degree on joining his/her employer.

For more information go to: www.cstt.org.uk

- **Schools outreach via Property Needs You**

RICS has been working with employers on schools outreach, via its UK-wide network of young professionals, RICS matrics and with the group of leading commercial property consultancies who have formed Property Needs You to improve social mobility, and gender and ethnic diversity in the surveying profession.

For more information go to: www.propertyneedsyou.com

- **Business Compact**

We are signatories to the UK Deputy Prime Minister's Business Compact which promotes aspiration and fair access to careers, and are proud to have been shortlisted for the Deputy Prime Minister's Excellence Awards in the 2013 Open Doors Awards for our work in this field.

Work in the area of Labour [UN Global Compact Principles 3, 4, 5 & 6]

Global Policies

As part of our new global operating model, we have revised our global policies to ensure that all employees across RICS are working to the same standards of professionalism.

While we acknowledge that what applies in one country may not be acceptable in another, as *One RICS*, we are committed to ensuring that all policies across the organisation are developed in accordance with these guidelines, ensuring that every local policy adheres to its global principles.

Employee engagement

RICS carries out its employee survey every October and for the past five years this has been conducted by independent workplace engagement specialist Best Companies. The survey measures employee engagement by asking questions around eight key factors.

Each looks at a different components and the questions are designed to find out how employees feel RICS performs against each one:

- Leadership
- My Manager
- Personal Growth
- Wellbeing
- My Team
- Giving Something Back
- My Company
- Fair Deal

The 2013 employee survey recorded its highest ever response rate at 89 per cent. This was a 4 percentage point increase on the previous high of 85 per cent in 2011. RICS was awarded a *One to Watch* rating, and it also achieved its highest ever engagement scores, securing an overall 7 point increase on the previous year. Following the survey particular attention has been paid to the My Manager and My Company factors, ensuring managers are equipped with the tools they need to better engage with their teams and to help everyone understand how what they do on a day-to-day basis contributes towards the organisation's overall goals.

Creating a healthy work-life balance



We strongly believe in a healthy work-life balance for our employees. Therefore, the Executive Team declared August *Well Being Month* to thank employees for their hard work during the 2011/12 financial year. This was marked by four weeks of events, designed to aid well being. A designated *Well Being Week* awareness followed in February 2013.

Health and safety

Our health and safety commitment is demonstrated by our drive towards zero incidents continued focus on the areas of compliance, competence and culture.

Our global approach is to apply UK standards as best practice and where necessary local national legislation in conjunction with other more specific policies, guidelines and codes of conduct to ensure we remain fully compliant. A positive culture is actively promoted within the organisation where managers lead by example and ongoing training and development is provided for our employees and those of our supply chain.

Personal Development

In the last 12 months we have focused management development on two key areas – employee engagement and the introduction of ‘the RICS way’, our corporate behaviours and have provided guidance, tools and workshops globally on both. A number of managers have also attended courses on managing performance, personal impact and project management.

In addition, employees have been given the opportunity to attend a range of training [virtually or face to face] in a variety of subjects such Presentation Skills, B2B Marketing, Report Writing, ITL, and Communication.

Promoting social mobility and fair access to the surveying profession

RICS strongly believes in promoting social mobility and fair access to the surveying profession and is actively involved in a number of initiatives that are aimed at encouraging those from less privileged backgrounds to achieve a rewarding career.

Work in the area of Environment [UN Global Compact Principles 7, 8 & 9]

We are committed to reducing its environmental impact whenever possible. Carbon reduction measures form an integral part of our overall strategy, helping to improve both operational performance and a reduction in potentially harmful emissions to land, water and air. We have been monitoring and reporting our carbon footprint since 2009.

Scope of carbon footprint

The carbon footprint analysis in figure 4 relates to the period 1 April 2012 to 31 March 2013 and includes CO₂ emissions for direct scope 1 (gas usage) and scope 2 (electricity usage) as well as indirect scope 3 (business travel, waste, etc.) for the three UK RICS buildings:-

- Parliament Square – London **[PS]**
- Surveyor Court – Coventry **[SC]**
- Manor Place – Edinburgh **[MP]**

RICS carbon footprint 2012/13 update:

Scope 1 and 2 emissions

There has been a significant reduction in our carbon emissions for 2012/13 when compared with last year with a 16% reduction in scope 1 emissions and a 13% reduction in scope 2 emissions. In total, there has been a reduction of 16% in our carbon emissions.

This has been achieved by implementing more effective energy management controls as part of the ISO 50001 energy standard, the continued deployment of a life cycle replacement of plant and equipment and further development of our building management systems.

Scope 3 emissions

There has been a 39% reduction in scope 3 emissions and most notably a reduction of 32% in air travel emissions. Despite increased global business expansion, proactive steps have been put in place to reduce the substantial increase in air travel in 2011/2012. This has included the expansion of video conferencing and webex facilities and enforcing our internal travel policy to encourage more sustainable modes of transport.



Figure 4: RICS UK historic carbon footprint covering the last four business years (the latter two excluding emissions resulting from the onsite Roux restaurant at PS)

DECC/EPC ratings

DECC rating for SC has improved from G to F while the DECC rating for PS and EPC for MP, despite a small improvement, remain on at the previous ratings (see table 1).

Location	DECC 2011/12	EPC 2011/12	DECC 2012/13	EPC 2012/13	Typical
PS	E		E		D
SC	G		F		D
MP		E		E	C

Table 1: DECC/EPC ratings of main UK sites benchmarked against typical practice

Waste reduction

By continually increasing recycling rates and awareness about responsible resource use, we have further reduced the amount of waste going to landfill, leading to above typical results [see figure 5].

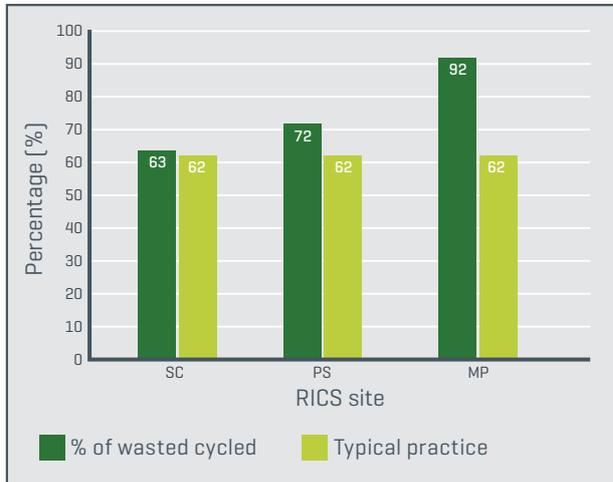


Figure 5: Amount of waste recycled at three UK sites

Paper usage

Figure 6 shows the amount of paper used for printing and copying at Parliament Square and Surveyor Court.

Since the introduction of centralised multi-functional equipment in 2008/9 for both buildings there has been a notable reduction in the amount of paper used and a shift from non-recycled to recycled paper. Furthermore recent initiatives to publish our member guidance and research papers on line and with more employees reducing the amount of printing has resulted in a 18% reduction in the amount of paper used during 2012 when compared with the previous year.

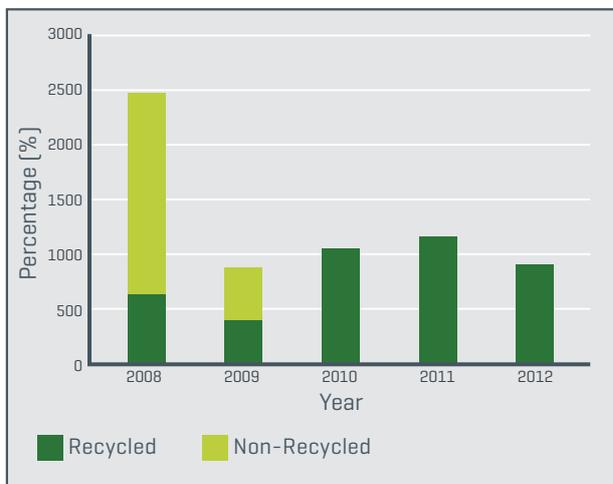


Figure 6: Analysis of paper used at PS and SC for printing and copying

ISO 50001 certification

As part of its strategic plan of working towards ISO 14001 certification, RICS received the ISO 50001 energy certification for its buildings in London, Coventry and Brussels in July 2013.

ISO 50001 is a global standard that recognises both energy efficiency and good energy management systems [EnMS].

ISO 50001 is a mark of continuous improvement and is only given to organisations who integrate energy management into their environmental work.

Sustainability Impact Assessment of RICS headquarters refurbishment

At the end of July 2013, we commissioned an independent consultancy to carry out a Sustainability Impact Assessment of refurbishment works to the building fabric with our headquarter buildings at Parliament Square in London to illustrate an understanding of the impact of these improvements on the overall sustainability credentials of the building.

Sustainability product development update 2012/2013:

Ska Rating

Featured in the UK Government's Low Carbon Action Plan, the Ska Rating system helps non-domestic landlords and tenants assess fit-out projects against a set of sustainability good practice criteria.

RICS is working with the offices, retail and Higher Education sectors to continue to develop the rating system in line with industry needs and sustainability good practice.

Over the period of 2012/2013, RICS trained another 153 professionals to foundations level in Ska Rating and has converted its Ska-related training courses to e-learning. There are now 190 fully accredited assessors on the RICS register and over 3,500 users of the free Ska Rating online tool.

Nearly 600 projects are registered for certification and 89 projects have been formally certified. Out of these 33 were awarded the Gold, 28 the Silver and the 18 Bronze rating.

Recently, Ska has been adopted by organisations such as Google, the BBC, Lloyds Banking Group, Barclays, the NHS and UCL. In addition, during the first half of 2013, pilot projects of Ska Rating outside the UK have been undertaken in Germany and Brazil.

Development of 'LEASA App' in Australia

In terms of proving support to building end-users, over the last year, RICS Oceania has developed a new mobile phone App aimed at helping office tenants make decisions about their existing and potential office space in Australia.

The 'LEASA' App which is funded by the Australian Federal Government and launched in partnership with State and City Governments across Australia and an accompanying guide, 'Choosing and Managing an Energy Efficient Space: A Best Practice Guide for SME Commercial Office Tenants' has a number of tools to help office tenants:

- compare and rate office space
- search the Australian BEEC database [all tenancies with a mandatory lighting efficiency and building energy rating]
- calculate and compare the occupancy costs of space for lease
- calculate and compare tenancy energy costs of space for lease
- track tenancy energy bills
- estimate office energy equipment costs.

The Guide advises tenants of best practice in the leasing process and promotes the advantages of choosing a building and a tenancy that is energy efficient.

Work in the area of community engagement

RICS Charities update 2012/2013:

RICS is involved with a number of charities and services that support and advise individuals both inside and outside the organisation.

Chartered Surveyors Voluntary Service

The Chartered Surveyors Voluntary Service [CSVS], a registered charity supported by RICS, is celebrating its 40th anniversary in 2013. Through the service, volunteer surveyors in the UK provide free property advice to those who would not otherwise be able to receive the support they require. There are currently 199 volunteers on the scheme which is a great increase from only 25 members at the end of 2009. This was due to a series of promotional articles and a recruitment drive with the members during the last couple of years.

We are currently looking for new alternative routes to market as the decline in government funding for The Citizens Advice Bureau, the current only route to market, has had a significant impact on the number of referrals the scheme has received.

Charity Property Help

Charity Property Help, our pro bono service which provides free support and guidance on all property matters, is building in strength and volumes. Now in its 4th year, the service has supported 98 charities and voluntary services over the last 12 months. There are currently 339 Registered RICS firms on the scheme providing a representative split across the UK, allowing for good cover to handle the enquires locally.

Disaster Risk Reduction update 2012/2013:

Heavy rains, floods, and disasters are having powerful direct and indirect impacts on human life: people affected lose their homes and their livelihoods; growth prospects of economies are jeopardised; some assets are no longer viable due to insurance premiums.

It was against this background that the RICS Disaster Management Commission was established in 2005 to promote the use of surveyors and other built environment professionals in recovering from, and reducing the risk of, disasters affecting the built environment.

Further integration of DRR into wider sustainable development agenda

Over the course of the past year, we have further aligned activities falling under Disaster Risk Reduction with the wider sustainability agenda aimed at a stronger focus on building resilience and overall risk reduction, especially with regard to global extreme weather events and their subsequent impact on the built environment, thus stressing the growing importance of these issues for a larger circle of surveyors.

World Bank mission to the Solomon Islands

In line with the new focus of the Disaster Risk Reduction agenda, RICS, on behalf of the World Bank, reviewed rural infrastructure in the Solomon Islands and developed a set of operational procedures for tsunami recovery and other disaster and climate change related impacts.

Among other activities, one Commissioner was the principal advisor to the New Zealand government on the reconstruction of Christchurch following the earthquake there; another undertook a mission to Haiti and produced a report on reconstruction efforts.

Volunteering & fundraising update 2012/2013:

Volunteering

As table 2 illustrates, despite concerted organisation-wide efforts, the number of paid volunteering days taken by RICS employees has dropped again by more than half, possibly a result of restructuring in a number of departments, leading to employees primarily focusing on new roles and tasks. We are now actively encouraging employees to register their volunteering days as some of them may also be participating in volunteering activities without actually logging them in our system.

Year	Days taken
2008/2009	80
2009/2010	122
2010/2011	42,5
2011/2012	100
2012/2013	45

Table 2: Number of volunteering days taken during 2012/2013

Fundraising

In May 2013 we organised a *Giving Something Back Month* with the following 5 themes:

- WaterAid
- Share your skills
- Volunteering
- Fundraising
- Waste not, want not

Fundraising highlights from across the organisation:

- **Raising money for global charity WaterAid**
Against the original £5,000.00 target, £6,800.00 was raised for the RICS global charity WaterAid in the first year of the relationship with them.
- **Auction organised in aid of Great Ormond Street's 'Raising the Roof' appeal**
RICS organised and hosted an auction in support of the redevelopment of the Great Ormond Street Hospital Raising the Roof appeal which aims to raise £3 million for a new centre for neurosciences.

Much of the hospital was built in the 1930s and does not mirror the world-class treatment offered to its patients by the specialist clinicians. Redeveloping the hospital will not only provide state of the art facilities but also, importantly, will mean that up to 20 per cent more patients can be treated every year. The Raising the Roof appeal is specifically geared towards the property and construction sector. The RICS fundraising reception and auction hosted by Chief Executive Sean Tompkins and attended by over 60 RICS members, industry professionals and their guests raised £13,500.

For more information about the 'Raising the Roof' appeal go to: www.gosh.org/gen/events-and-appeals/appeals/

- **Masterchef challenge**
Chief Executive Sean Tompkins took part in the RICS MasterChef challenge where he was judged by celebrity chef Michel Roux Jr in a live cook-off against RICS matrices Chairman Rebecca Best. Sean was the victor and the event raised £12,000 for two charities - Great Ormond Street Hospital and CRASH, the construction and property industry's charity for homeless people.
- **Participation in the 2013 Jones Lang LaSalle (JLL) Property Triathlon**
This year we entered five teams from a variety of different departments along with two teams from RICS matrices. The event is officially known in triathlon speak as a 'sprint' and comprises a Swim (750m), Bike (20km), Run (5km) course at the 2012 Olympic rowing venue at Dorney Lake, Eton. In addition to supporting the event, the RICS teams raised £175 for WaterAid.
- **The European 'Regulators' raising money as Oxfam Trailwalkers**
Before being able to participate in the Oxfam 100km fundraising walk, the team raised €1,500 through activities such as cooking for the Brussels team and organising Italian cookery classes.

Work in the area of Anti-Corruption [UN Global Compact Principle 10]

Ethical standards update 2012/2013:

Behaving ethically is at the heart of what it means to be a professional; it distinguishes professionals from others in the marketplace.

Building on the adoption of our five Ethical Standards in 2012, we have designed a set of five case studies to illustrate how the global professional and ethical standards relate to real life situations. They also provide examples of how our members might deal with an ethical issue should they be faced with one, with a particular focus on conflicts of interest. In addition, in support of the standards and the case studies, we have also developed two online training modules.

For more information on our work on ethics go to:
www.rics.org/be/the-profession/professional-and-ethical-standards/ethical-case-studies/

Towards International Ethics Standards

We have started to form a coalition of sector bodies from around the world to work towards uniform International Ethics Standards for the sector.

Creating greater transparency through International Property Measurement Standards

Currently, the way property assets such as office, residential, retail and industrial premises are measured can vary considerably from country to country. With so many different methods in use, it makes it difficult for global investors and occupiers to accurately compare space.

With the implementation of a global property measurement standard, properties will be consistently measured; creating a more transparent marketplace, greater public trust, stronger investor confidence, and increased market stability. The standard will have a significant impact on the way property is measured, leading to improvements in valuation and financial reporting consistency across international markets.

Some of the world's leading institutions, including RICS and the IMF, came together at the World Bank in Washington DC in May 2013 to address the creation of international property measurement standards. The meeting marked the formation of the first International Property Measurement Standards Coalition (IPMSC). The IPMSC aims to resolve disparities by developing and implementing a set of international property measurement standards that are principle-based and internationally applicable, and which will be adopted by all nations across the globe. The Standards Setting Committee has been formed and is drafting the first standards. The Government of Dubai has become the first to commit to adopting the standards when published and has called on other governments to follow suit.

www.rics.org/uk/knowledge/news-insight/comment/expert-committee-to-create-global-property-standard/

Market Access Protocol

As part of our commitment to responsible strategic decision-making, we have drafted a protocol to help us to carry out a risk assessment when entering new markets. The draft was presented to Governing Council in April 2013.

Work in the area of knowledge and capacity building

Knowledge update 2012/2013:

Fulbright Scholarship

The 2013 Fulbright Scholarship was awarded to Graham Squires to carry out research at the University of California – Berkeley from September – December 2013 on the financing of cities and how real estate development shaped city development in the Bay Area, California.

Fellowship

The winner of the RICS Research Trust Fellowship, Erik Bichard has travelled to Brazil and the US this year to undertake research in developing the sustainable return on investment model.

Cobra 2012

38 sustainability papers were submitted to Cobra, the annual construction research conference in 2012, held at the University of Arizona in the US.

Thematic areas covered included:

- Maintaining Place: Resilience as a Means of Protecting Cultural Built Heritage in the Face of Natural Disasters
- Decision-Making Criteria to Aid Energy-Led Refurbishment of Existing Office Buildings
- Design and Production of Sustainable Structural Concrete
- Comparative Study on Climate Change Acts
- Environmental Amenity Comparisons in Residential Valuation

For the complete list of Cobra papers go to:
www.rics.org/be/knowledge/research/conference-papers

Research Trust funded papers

The RICS Research Trust is administered by a Board of Trustees. Its objectives are to promote and advance, by the provision of grants, scholarships, awards and prizes, research into matters relating to the theory and practice of surveying in any of its branches.

2 sustainability proposals were approved by the Research Trust at their respective sessions in December 2012 and May 2013. Funding was granted to the following two thematic areas:

- Retrofit of Sustainable Urban Drainage (SUDS) in CBD for improved flood mitigation
- Measuring 'Green Value': an international perspective

For more information about the Research Trust go to:
www.rics.org/be/knowledge/research/education-trust-shortcut/



RICS Research publications

Impacts of Flooding on SMEs and their relevance to Chartered Surveyors

This report looks at chartered surveyors' knowledge and understanding of both direct and indirect impacts of flooding on SMEs.

The report is available at: www.rics.org/uk/knowledge/research/research-reports/impacts-of-flooding-on-smes-and-their-relevance-to-chartered-surveyors/

Towards a Better Understanding of Urban Green Infrastructure

The research evaluates how far the satellite data available to city planners at the time of this study was used to identify various types of urban green space, either by using an automated classification of the imagery or by a more time-consuming process involving visual interpretation.

The report is available at: www.rics.org/uk/knowledge/research/research-reports/towards-a-better-understanding-of-urban-green-infrastructure/

Evaluation of Investment in Solar Energy

The research presents a novel model for the valuation of investments in PV systems for buildings. The model helps commercial and residential real estate owners and investors, designers and builders, and policy makers make better decisions about the adoption of PV systems in buildings.

The report is available at: www.rics.org/uk/knowledge/research/research-reports/evaluation-of-investment-in-solar-energy/

Valuation of Unregistered Lands

The research focuses on the issue of unregistered land in Kenya and much of East Africa and the resulting problems with valuation which uncertainty of title causes. It demonstrates the urgent need for an acceptable and practical method of valuing unregistered land in Kenya.

The report is available at: www.rics.org/be/knowledge/research/research-reports/valuation-of-unregistered-land/

Sustainable Urban Retrofit Evaluation

Using Melbourne as a case-study, the report evaluates sustainable urban retrofits to provide a critical review of how one city is transitioning to low carbon to address climate change.

The report is available at: www.rics.org/uk/knowledge/research/research-reports/sustainable-urban-retrofit-evaluation/

An investigation into the Relationship between Land Administration and Economic Development

This research undertaken by the University of Reading's Henley Business School investigated the relationship between land administration and economic development, studying the national land titling programme of Thailand process and the surveying settlement programme.

The report is available at: www.rics.org/be/knowledge/research/research-reports/land-administration-and-economic-development/

Capacity building update 2012/2013:

Daylighting and sunlighting

This guidance note is about daylight, sunlight and shading and how it is dealt with in the design, planning, and environmental impact assessment of developments, and particularly in relation to the Building Research Establishment Report Site layout planning for daylight and sunlight 2011, which sets out the standards and methods of calculation most usually relied upon by local authorities when assessing planning applications.

The guidance is available at: www.rics.org/Global/Daylighting%20and%20sunlighting_16102012.pdf

Valuation of land for affordable housing – Scotland

This guidance note covers the valuation of land for affordable housing in Scotland, where a valuation of land for affordable housing can be required for several reasons, including: advice for loan security, acquisition, sale, evaluation of options, planning purposes, compulsory purchase, taxation and development appraisal for grant purposes.

The guidance is available at: www.rics.org/Global/Valuation%20of%20land%20for%20affordable%20housing.pdf

Sustainability – improving the performance of existing buildings

This guidance note provides a road map for integrating sustainability into existing buildings and to assist building surveyors in explaining the appropriate options available to clients. It also discusses some of the key issues that are relevant when undertaking work to improve the sustainability of buildings.

The guidance is available at: www.rics.org/Global/Sustainability_%20improving%20performance%20in%20existing%20buildings.pdf

Capacity building projects

European Commission Sustainable Construction project

RICS in cooperation with the French consulting organisation BIOS (Bio Intelligence Service) has been undertaking a study on Sustainable Construction for the European Union DG ENTR. RICS' main contribution has been developing proposals in the area of Skills and Qualifications. The scope of this study was to identify employment and skills needed at both national and EU level in order to define training requirements for the installation of renewable technology, building fabric improvements and the integration of sustainable building trades.



TRAINREBUILD Intelligent Energy Europe project

Finding ways to improve the energy efficiency of residential properties, improving skills and financing retrofit projects is the focus of the TRAINREBUILD manual which is now available in both electronic and printed format. The guidance note has been produced by RICS with support from the TRAINREBUILD consortium and is the outcome of a two year project supported by the EU Executive Agency for Competitiveness and Innovation (EACI). During the last project phase two workshops were organised: one on co-ownership and building renovation and one on heritage buildings.

For more information and the manual go to: www.trainrebuild.eu

RenoValue Intelligent Energy Europe project proposal

RICS together with a consortium consisting of a Brussels based consultancy specialising in energy efficiency projects, an Italian and a German university, the Polish National Energy Conservation Agency, CBRE, Troostwijk, a Dutch valuation firm and Swedish construction and development firm Skanska, submitted an application for funding under the Intelligent Energy Europe programme. The RenoValue project is aimed at developing a training toolkit for valuation professionals on how to consider and integrate sustainability issues into daily valuation practice and client advisory services.

Support for the Design Engineer Construct programme

We have started to work with Class of Your Own to adopt a school and put a cohort of 100–200 young people through the Design Engineer Construct programme. As well as a financial commitment we will be providing staff expertise to help the students with their projects.

For more information go to: www.classofyourown.com

India: RICS School of Built Environment. Amity University

India is facing a massive skills gap which is recognised as the biggest single threat to its continued economic development. Despite the acknowledged need for capacity building, the education sector has been slow to respond. Domestically, India lacks the knowledge and expertise for universities to rapidly expand education in the sector; at the same time restrictions prevent foreign universities from entering the market. To address the skills shortage, We have set up the new RICS School of Built Environment, Amity University in Delhi. RICS has partnered with Amity University, the Government of India, and the industry to help meet the skills development needs of the Indian market. The first cohort of students has enrolled on a course that was several times oversubscribed and a PhD course has been added. Over 200 employers have pledged employment for the graduates.

For more information on the School of the Built Environment go to: www.ricssbe.org/

RICS Futures Programme

The pace of change in our professional activities and the built environment is breathtaking, and this is only going to accelerate.

In recognition of the challenges ahead, we created a Strategy Group within Governing Council in 2010 and subsequently launched our Futures programme by commissioning the 'Just Imagine' report by Professor John Radcliffe.

Since then we have been actively contributing to the debate about the future of built environment professionalism.

As we embark on the next phase of our Futures programme, we have started to prepare actions linked to seven pillars we think are central to a better future. Sustainability underpins and relates to all of these.

The 7 Futures Pillars

- Thinking ahead
- Leadership & Inspiration
- Sustainability
- New Skills & Multi-disciplinarity
- Networks
- Technology
- Ethics, Values & Standards

For more information go to: www.rics.org/futures

RICS Awards

For a long time we have been advocating fully embedding sustainability considerations into daily professional practice rather than treating it as an add-on. As a reflection of this, for our annual RICS Awards scheme, we decided that, rather than having a separate Sustainability category, we would integrate sustainability criteria into the remaining four categories [Building Conservation, Community Benefit, Design & Innovation and Regeneration] when judging a project.

Our scoring guidelines comprise a set of questions out of which at least two thirds directly relate to sustainability.

Work in the area of communication and stakeholder engagement

Communication update 2012/2013:

We continue to develop our dedicated sustainability communication channels. In the past year we have migrated to a new website and through targeted communication campaigns have succeeded in driving more readers to our sustainable development website section. Our Sustainability LinkedIn group has also been growing steadily whereas readership figures for Global Balance, our quarterly sustainability e-newsletter have slightly dropped due to database maintenance.

Dedicated communication channels – statistics for 2012/2013:

Global Balance: readership of **7,617**

RICS Sustainability LinkedIn Group: **1129** members against **702** at the end of 2011/2012

RICS Sustainability website: total page views: **36,934**; unique page views: **27,852**

Modus

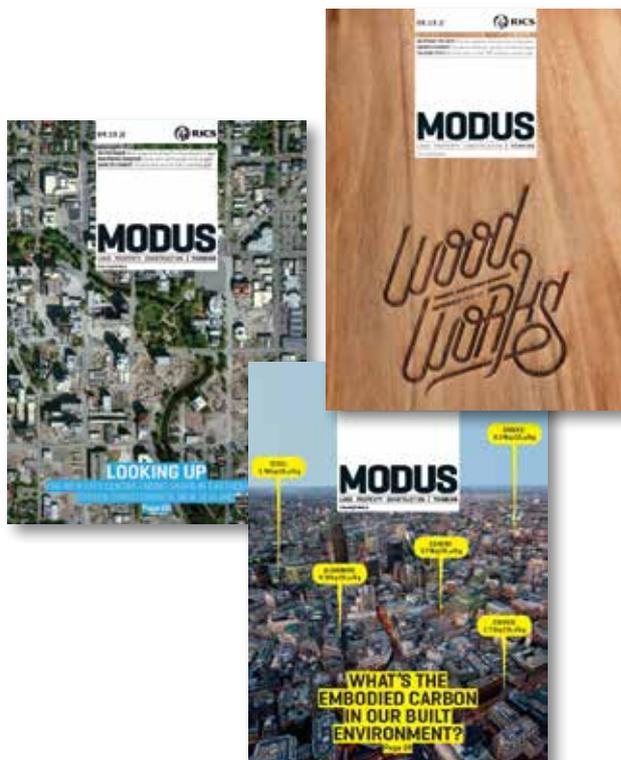
Sustainable development issues continue to be a key theme of **Modus**, the RICS magazine: three of the 10 issues in 2012/2013 had a sustainable development lead theme and all the remaining issues featured sustainable development-related aspects through individual articles. In addition, the Leadership Issue featured a dedicated section on sustainability leaders amongst our members. In comparison with the previous two years there has been a noticeable shift from the more generic issues of energy and climate change to far more specific technical aspects which is also reflected in the key topics that were covered:

- New sustainable construction materials and technologies such as Building Information Modelling (BIM)
- Embodied carbon
- Housing
- Building resilience

For any past editions of Modus go to: www.rics.org/be/knowledge/journals/modus/recent-editions

Promotion of our commitment to the UN Global Compact and dissemination of the 2011/2012 Corporate Responsibility/ COP Report:

- at key global member and/or stakeholder events such as EcoBuild
- at guest lectures at universities, such as the University of Cambridge
- through special prominent feature on report on homepage www.rics.org [240 unique views]
- through dedicated UN engagement section on sustainability website section www.rics.org/sustainability [604 unique views]
- via both the general RICS LinkedIn Group [43,000 + members] and the Sustainability LinkedIn Group
- via internal, member and Global Balance Sustainability newsletters
- at meetings with key opinion formers



Work with the UN and stakeholder engagement

2012/2013 update:

RICS Initiative to Drive the Adoption of Sustainable Development Principles in Built Environment Higher Education in support of the UN PRME principles

In recognition of the fact that education is key to successful mainstreaming of sustainable development principles in daily professional practice, and as part of our active engagement with the UN Global Compact, we have decided to become

a supporting organisation of the Principles for Responsible Management Education (PRME), committing ourselves to progressing the adoption and implementation of the SIX PRME Principles.

As part of this commitment we launched the RICS Initiative to Drive the Adoption of Sustainable Development Principles in Built Environment Higher Education.

In January 2013, we invited our accredited universities to submit examples of how they are addressing the following issues:

- The university's institutional ethos
- Level of integration of sustainable development built into surveying courses
- Engagement in sustainable development research
- Links with industry and the professions within the RICS 'footprint' of land, real estate and the built environment
- Engagement in North-South and South-South partnerships

The judges selected 6 universities as the inaugural signatories to the RICS initiative:

- Reading University [UK]
- Plymouth University [UK]
- Bond University [Australia]
- Instituto de Empresa [Spain]
- Universitat Politècnica de València [Spain]
- IREBS Institut für Immobilienwirtschaft [University of Regensburg, Germany]

The initiative is designed to be open-ended and attract an increasing number of RICS accredited universities world-wide. Our ultimate aim is to share good practice and ultimately to raise standards in sustainable development higher education within the built environment.

For more information on the RICS initiative go to: www.rics.org/unprme

For more information on UN PRME go to: www.unprme.org/

UNEP SBCI Task Force on Greening the Building Supply Chain

We were invited to join a special UNEP SBCI [United Nations Environmental Programme Sustainable Building and Climate Initiative] Task Force in 2012 with the objective of highlighting the deficiency of information and understanding of environmental performance and energy efficiency in the building supply chain. A draft report was produced in July 2013, outlining the Task Force's findings on interventions that could help green the supply chain, based on best practices and case studies on resource use, construction methods and demolition waste management practices.

As the basis for a future UNEP 10-Year Framework Programme the Task Force's main recommendations were: developing long-term business models and eco-labelling; building capacity for professionals; developing documentation on mapping the supply chain; developing policies that drive or influence supply chains; and carrying out applied research on how to promote energy management systems and other techniques to improve efficiency.

Work with FAO on Responsible Governance of Tenure of Land, Fisheries and Forests

We published a report of a study we undertook working with the United Nations Food and Agriculture Organization (FAO) on what strategies might be used to involve surveyors and land administrators to use online training tools to implement the FAO voluntary guidelines on the 'Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security'.

Membership of the UK UN Global Compact Local Network

We are an active member of the UNGC local network in the UK and regularly attend the network's quarterly meetings, reporting back on issues covered to relevant departments within the organisation.

We also contributed to a special working group dedicated to COP reporting.

Partnering with the World Green Building Council (WGBC) on the Business Case for Green Buildings

We work closely with the WGBC and its network of Green Building Councils, promoting the uptake of sustainable buildings. RICS staff and members were invited to join an expert steering group for its recent report 'The Business Case for Green Building, A Review of the Costs and Benefits for Developers', acted as judges for their first ever European Network Awards and actively supported local GBC events around Europe.

Work ahead: our plan for 2013/2014

Diversity

In July 2014 we will welcome our first ever female president, Louise Brooke-Smith FRICS. Against this background, as part of our wider diversity work programme, we will specifically focus on gender equality and on promoting the role of women in land, property and construction through participation in high level conferences and stakeholder engagement.

Human Rights

Upon conclusion of the internal consultation process, we will adopt our Human Rights policy by the end of business year 2013/2014.

Environment

As part of our overall objective as a responsible organisation we are going to continue to improve the organisation's resource efficiency by adopting a best practice and sustainable approach towards environmental management that conforms to industry standards and fully complies with our statutory responsibilities and promote environmental awareness and our environmental plan to our members, employees and suppliers alike.

Our targets for 2013/2014:

- To have an environmental management plan in place for 2013/14
- No litigation or failures to comply with environmental legislation
- ISO 50001 extended to all main world regional offices.

Standards

We are going to further develop our Standards Vision through targeted work on both the International Property Measurement and the Ethical Standards.

UN projects

We are going to continue our work with UN agencies, in particular we will:

- participate in the UN Habitat World Urban Forum in Colombia 2014
- organise another global competition amongst our accredited universities as part of our UN PRME supporting organisation status

Futures

As part of our Futures programme, we will be starting the dialogue with members, business leaders, students and pupils through a series of workshops, seminars and round tables and social media channels.



Advancing standards in land, property and construction.

RICS is the **world's leading qualification** when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of **professional standards and ethics**, attaining RICS status is the recognised **mark of property professionalism**.

Over **100 000 property professionals** working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an **independent** professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the **highest standards of excellence and integrity** – providing **impartial, authoritative advice** on key issues affecting businesses and society.

RICS is a **regulator** of both its individual members and firms enabling it to **maintain the highest standards** and providing the basis for **unparalleled client confidence** in the sector.

RICS has a worldwide network. For further information simply contact the relevant RICS office or our Contact Centre.

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