

ADVOCATE  
EDUCATE  
REGULATE

ANNUAL REPORT 2020/2021



**RICS**

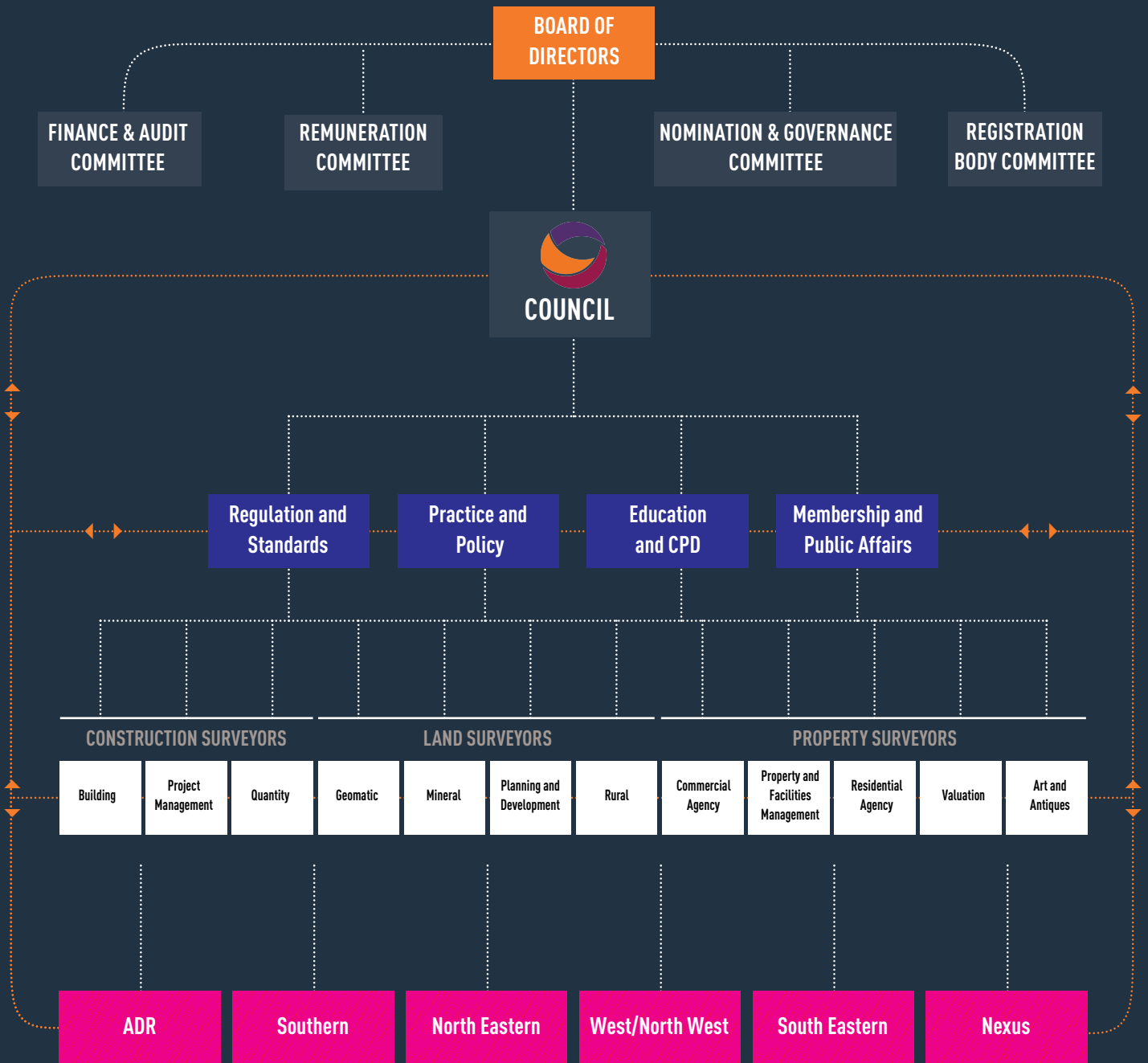
the mark of  
property  
professionalism  
worldwide



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# SCSI GOVERNANCE STRUCTURE



# HARNESSING THE POWER OF THE PROFESSION

THE SOCIETY HAS FURTHER INCREASED ITS ROLE IN THIS PAST YEAR AS THE INDEPENDENT VOICE OF PROPERTY, LAND AND CONSTRUCTION IN IRELAND.

When I assumed the Presidency last year, I set out the key areas that would be my primary focus.

## Governance structures

Our new governance structures are all about making the organisation more effective, streamlined and fit for purpose and, critically, about harnessing the collective 'brainpower' of our Council, a body of 28 professionals, and making this the engine room of our Society, where policies and positions are debated and agreed. I'm really happy to report that we have had eight excellent Council meetings during the year. We made some significant decisions in numerous areas such as member engagement offerings, particularly regionally. We have re-named YSCSI as Nexus, adopted the pillars of our new Strategic Plan, and our brand refresh will be presented at the AGM. Importantly, we adopted numerous policy positions after good debate, on many issues in the property and construction spheres.

## Communication

It has always been my view that the SCSi should be 'out there' as the independent voice of the property, land and construction industry. It is really important that we are seen to contribute, particularly in spaces where other member bodies in our industry are expressing opinions and positions that we may not necessarily agree with. We have made some really good progress on this front, be it coverage on radio, TV or through any of the business and property commentators in the print media. This is a sure sign of the value of the evidence-based output of the SCSi, that we are becoming, more and more, the body to whom media refer for expert, independent commentary.

## Housing

If ever there was an issue where the Society of Chartered Surveyors Ireland can contribute hugely to the greater good of society in general, then the current housing crisis in this country is it. This traverses our professional groups across property, land and construction, and is an area where we all really can make a difference. Through the hard work of numerous volunteer members we have made huge traction here. Our

Real Cost of Housing Delivery and Real Cost of Apartment Delivery publications, coupled with our residential property reports, have become benchmark reference documents for the industry, commentators and policymakers.

## Volunteerism

As noted above, we are making huge traction and engaging at the levels we need to be. However, we need to continue to provide all stakeholders with real-time, independent information on the property, land and construction sectors. So whether you are an MD of a large practice or setting out on your journey in surveying, please be aware that you can contribute to the Society. It doesn't mean having to be on one of our working groups or professional groups – you may just have time to share your expertise and knowledge on a topic that is important to you, but all input at every level is required, and hugely appreciated. In addition, I will say from my own experience that the networking and relationships you form provide a real tangible benefit, so engaging with the Society is most definitely a two-way street.

Last but not least, I wish to extend sincere thanks, on my own behalf, and that of the Board, to all our volunteer members who have contributed so hugely to the progress of the Society (see page 34), and to our incredible staff, headed by Shirley Coulter. This past 'Covid' year has not been easy, but like you all, I look forward to better times ahead.

**Micheál Mahon**

SCSi President



# A YEAR OF CHANGE AND ACHIEVEMENT

THE SCSI IS DELIGHTED TO PUBLISH ITS 2020-2021 ANNUAL REPORT, WHICH HIGHLIGHTS THE COMPREHENSIVE WORK OF THE SOCIETY IN SUPPORTING MEMBERS OVER THE 12 MONTHS FROM JUNE 2020.

The significant challenges posed by Covid-19 for members' professional and personal lives have been a key focus for the Society, with significant resources dedicated to mitigating the impact, including extensive representation to ensure the safe re-opening of the property, land and construction sectors. Despite the challenges, it has also been a time of expansion and development for the Society, with increasing membership numbers and engagement, the impressive scope of which is evident in this report. For the record, we welcomed 199 new full members in the last year. With trainee and student membership also growing by 589, we have a strong pipeline of future members. A further 18 members made it to Fellow status, recognising their professional achievements.

### Representation realised

While the value of professional representation is often most visible in times of crisis such as we have seen this past year, the ability to successfully advocate for our members derives from the consistent positioning of the Society over the years as an independent, expert voice within the property, land and construction sectors. The respected position of the Society is a result of the myriad evidence-based reports, submissions and media commentary that the SCSI delivers in the public interest. This enables us to engage at the highest levels of Government on behalf of members. Our volunteer members sharing their knowledge and sectoral insights are critical to this engagement and our new committee structure, established as a result of the governance

review completed in August 2020, facilitates a truly collaborative approach. Another key development in response to member feedback was the completion of research on the identity and branding of the organisation, which has resulted in an identity refresh including the introduction of new member logos to ensure greater understanding of who SCSI members are and what they do.

### Regional connectivity

The greater connectivity for members across the regions facilitated by the move to online service delivery is one Covid-19-related change that we will maintain even as society returns to pre-pandemic activity levels. The significant number of members that regularly participated in online CPDs, events and meetings was unprecedented and has served to substantially drive the output of the organisation. Regional connectivity will remain a key focus for the SCSI going forward and we will aim to continue to harness the benefits of technology to establish valuable networks of members across the country, while also facilitating the ever-important in-person connections.

### Financial stability

Members will note the continued strong financial position of the SCSI as outlined in the financial report on page 32. Despite the impact of the pandemic on our ability to deliver member services in the normal manner, our immediate pivot to remote delivery enabled us to continue to support members resulting in strong membership subscription

199

NEW FULL  
MEMBERS

589

NEW TRAINEE  
AND  
STUDENT MEMBERS

5,280

CURRENT TOTAL  
SCSI MEMBERSHIP

income. This fact, combined with a number of cost-cutting measures, puts the organisation on a sound financial footing, allowing us to continue to invest in both enhancing current member services and the development of innovative supports. We are confident that this will ensure the SCSi remains a valuable proposition for current and future members.

### Sustainable and diverse practice

Throughout the last year the SCSi has continued to enhance our important role as a thought leader in key issues relevant to the property, land and construction sector including on housing supply, construction costs, and property and land markets. Furthermore, we have committed to providing leadership in implementing the change that we encourage member organisations to undertake.

This includes the important areas of sustainability, equality, diversity and inclusion, and the increasing work of the Society in these areas is documented in this report. Of particular note is the successful launch of the Surveyors Declare sustainability initiative and the establishment of a dedicated Women in Surveying Leadership Development and Mentoring Programme.

These initiatives are only the start of extensive plans the Society has to minimise our environmental impact and to actively pursue greater diversity in the surveying profession through dedicated programmes and community outreach.

### Future focus

Harnessing the expertise of members working across the built environment was a key focus of the last year. Our new three-year Strategic Plan Roadmap 2024, will seek to build on this while also enhancing services in practical support of every member's specific professional group and career stage. The output of our committees has been exceptional this year, overseeing the publication of 15 reports, 80

CPDs/events with 11,158 attendees, and 621 media engagements, and I would like to thank our Council, numerous volunteers and members for their significant contributions.

My sincere thanks to President Micheál Mahon and the Board for embracing an ambitious workplan for the SCSi, and to my professional colleagues in Head Office for their continued commitment to ensuring that the Society delivers for members. I am particularly proud to note that the member satisfaction rating in the results of the member benchmark survey conducted in February has increased from approximately 50% in 2018 to 70% in 2021, a testament to the hard work of staff and members alike.

As we reach the midpoint of 2021 and the path out of the pandemic is becoming clearer, reflecting on the aspirations of Roadmap 2024 for the continued development of the SCSi for the benefit of members and public advantage, there is no doubt that the future of the surveying profession is bright with the SCSi strongly positioned to support members along the way.

**Shirley Coulter**  
Chief Executive Officer



15

REPORTS

80

CPDs/EVENTS

621

MEDIA  
ENGAGEMENTS

# ADVOCATE

REPRESENTING  
THE PROFESSION IN  
THE PUBLIC INTEREST





## THE SCSi STRENGTHENED AND BUILT ITS RELATIONS WITH KEY GOVERNMENT DEPARTMENTS AND PARTNERS INVOLVED IN THE COVID-19 RESPONSE AND RESTRICTIONS.

### ENGAGEMENT AND REPRESENTATION

#### New Council governance maximising member influence

The advocacy output from the SCSi has greatly increased during this period. The SCSi, with the 12 professional disciplines within its membership, is ideally placed to support Government in addressing the ongoing housing challenges facing the country. Changes in the operation of the Council have led the way for well-developed, proactive and timely reactive policy responses. This was essential as the SCSi addressed easing of Covid-19 restrictions. Housing remains a top concern for political parties. The SCSi approved its policy position on the Central Bank's Macro Prudential Rules, the Help to Buy Scheme, the proposed Shared Equity Scheme, and the residential retrofitting policy, with much more being considered to strengthen our engagement and lobbying activity with national and local Government.

#### The voice for the return of property, land and construction

The restrictions placed on society and business due to the pandemic were, and still are, among many concerns that have framed the SCSi's influencing and representation agenda in the past 12-15 months. The SCSi strengthened and built its relations with key Government departments and partners involved in the Covid-19 response and restrictions. The unique position of the SCSi as representing the full life cycle of the built environment was a point of strength and value in Government talks, where we emphasised the need for property services to re-open along with construction sites. As the May re-opening was announced by An Taoiseach, the SCSi contacted officials in the Department of Housing to notify them that re-opening provisions had been omitted in the release documents; this was quickly corrected.

#### Leading expert voice in real delivery solutions

The release of the SCSi's report into the cost of delivering a three-bedroom semi-detached house in July 2020, and its Real Cost of New Apartment Delivery Report in January 2021, placed housing affordability and viability centre stage. These second-edition reports provided the SCSi with the opportunity to compare costs and inflation against previous reports four years earlier. Both reports received significant and impactful coverage. In November, an *Irish Times*



editorial on the State's housing policy quoted extensively from the July report, and the SCSi President was invited to be a keynote speaker at the high-profile *Business Post* Housebuilding Summit.

The January report launch was front-page news, not just for *The Irish Times* but also for the *Irish Independent* – a historic first for the SCSi. It was covered

extensively across broadcast, online and social media. Local radio coverage was secured as part of news bulletins. The SCSi President appeared on RTÉ's *Drivetime* programme, while report co-author Paul Mitchell was on Today FM's *Last Word* and RTÉ's *Six One News*. The success of these and past reports led to *The Irish Times* describing the SCSi as the "professional body for the construction industry".

During our stakeholder engagement with political parties, State agencies and Government departments, this independent data continues to play an influential role in shaping Government policy. But our research and impactful reports do not end there. The SCSi Council has agreed to explore the costs associated with renovation of property, and to examine what is involved in having vacant property put back to habitable use.

The SCSi will also be examining the prospect of a regional new house/apartment cost report to influence policy around affordability and viability of new construction outside of Dublin.

#### Shaping the policies of the property market

As our members work at the coalface of the housing development and sales sector, we advocate for long-term change. Short-term Government policy, which can sometimes be more reactionary than visionary, can stifle investment and confidence in the new homes market.

The Government 'Housing for All' plan sets out housing delivery plans over the coming years to include social, affordable, and private housing,

### THE SCSI HAS ALSO ENCOURAGED THE GOVERNMENT TO USE THE LAND DEVELOPMENT AGENCY AND LOCAL AUTHORITIES TO DELIVER NEW ALTERNATIVE MODELS FOR SOCIAL HOUSING BY UTILISING PRIVATE SECTOR DEVELOPER INVOLVEMENT.

both for sale and rental. The SCSI fed into this submission and is calling on Government to engage the previously committed to 'Commission for Housing' to facilitate wider consultations with stakeholders during the mapping of housing strategy, not just for the short term, but for the long term, to help deliver accommodation for all. Recent developments in the media and in political circles relating to the purchase of housing schemes by investment funds, and the subsequent changes to taxation and expected further changes to planning and development legislation, have highlighted a growing need in the sector.

Our growing population provides both challenges and opportunities for our nation, and the SCSI will remain central to influencing Government decisions in the public interest based on data from our members. The SCSI has also encouraged the Government to use the Land Development Agency and local authorities to deliver new alternative models for social housing by utilising private sector developer involvement.

#### Infrastructure of NDP to curtail climate change and support housing



The SCSI's submission on the National Development Plan shared our views on priority areas for Government. Government must make difficult decisions in relation to overall exchequer budgets and allocations based on societal and business need. It is particularly difficult when decisions are required during challenging economic conditions.

As a professional body representing Chartered Surveyors working within the property, land and construction sectors, the main expenditure areas of particular interest to our sectors relate to housing, general infrastructure (utilities, development-enabling works, roads, rail, etc.), education, healthcare, future skills need, the property and construction market and, overarching all of these, the climate and biodiversity challenge.

#### Increase in public affairs activity

A key focus of the SCSI has been to increase the impact of our research and policy work to further our public interest objectives. To this end, there has been an intensification of public affairs activities. This has ensured that the SCSI's research, policy submissions and reports were not only talked about on the front pages of newspapers, but were discussed at Cabinet and in the boardrooms of the organisations able to achieve real change in the way the property, land and construction sectors operate.

The work of the Membership & Public Affairs Standing Committee included the commissioning of research into the current public affairs position of the SCSI with key stakeholders to identify areas of opportunity to build on its strengths. The wide range of contacts that the SCSI has engaged with over the past year is represented in the stakeholder engagement graphic on page 11 – in total the reach is over 700 individuals.

#### Oireachtas periodical to update on policy

Our engagement with Ministers, TDs and Senators has made it clear that the SCSI is a valued contributor to their work, including policy formulation and legislative scrutiny.

To further assist, the SCSI is providing periodic updates to the members of the Oireachtas. The newsletter offers Oireachtas members a summary of the SCSI's latest policy submissions and research publications. In addition, the newsletter contains past questions that appeared in *The Irish Times*/SCSI Property Clinic, which will be of assistance in addressing constituent queries.

#### Pre-launch political briefings

In advance of several key publications, the SCSI organised individual and group briefings with political party leaders and spokespeople from across the ideological spectrum. Similar meetings were held with Government Department officials. The meetings have been an important part of building relations with these key stakeholders. They are also leading to informal conversations on issues as they arise or the development of working groups on policy issues that will be published in the future.

# SCSI STAKEHOLDER ENGAGEMENT

## DEPARTMENTS AND AGENCIES

DEPARTMENT OF THE TAOISEACH  
 DEPARTMENT OF HOUSING, LOCAL GOVERNMENT AND HERITAGE  
 DEPARTMENT OF FINANCE  
 DEPARTMENT OF PUBLIC EXPENDITURE AND REFORM  
 DEPARTMENT OF EDUCATION  
 LOCAL AUTHORITIES  
 OFFICE OF GOVERNMENT PROCUREMENT  
 PROBATE OFFICE  
 COURTS SERVICE  
 OFFICE OF PUBLIC WORKS

## REPRESENTATIVE BODIES

INSURANCE IRELAND  
 ASSOCIATION OF CONSULTING ENGINEERS OF IRELAND  
 CONSTRUCTION INDUSTRY FEDERATION  
 IRISH PLANNING INSTITUTE  
 IBEC  
 PROPERTY INDUSTRY IRELAND  
 BUILDING MATERIALS FEDERATION  
 IRISH INSTITUTIONAL PROPERTY  
 ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND  
 ENGINEERS IRELAND  
 CHARTERED INSTITUTE OF BUILDING  
 INSTITUTE OF PROFESSIONAL AUCTIONEERS & VALUERS (IPAV)  
 CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS  
 IRISH CONGRESS OF TRADE UNIONS  
 CHAMBERS IRELAND  
 CORK CHAMBER OF COMMERCE  
 DUBLIN CHAMBER OF COMMERCE  
 BANKING & PAYMENTS FEDERATION IRELAND

## REGULATORS AND OTHER GOVERNMENT GROUPS

PROPERTY SERVICES REGULATORY AUTHORITY  
 RESIDENTIAL TENANCIES BOARD  
 NATIONAL COMPETITIVENESS & PRODUCTIVITY COUNCIL  
 NATIONAL TRANSPORT AUTHORITY

## RESEARCH

ECONOMIC AND SOCIAL RESEARCH INSTITUTE (ESRI)  
 OIREACHTAS LIBRARY & RESEARCH SERVICE  
 TECHNOLOGICAL UNIVERSITY DUBLIN  
 TRINITY COLLEGE DUBLIN  
 DUBLIN CITY UNIVERSITY  
 CORK INSTITUTE OF TECHNOLOGY  
 LIMERICK INSTITUTE OF TECHNOLOGY  
 ATHLONE INSTITUTE OF TECHNOLOGY  
 LETTERKENNY INSTITUTE OF TECHNOLOGY  
 INSTITUTE OF TECHNOLOGY SLIGO  
 GALWAY-MAYO INSTITUTE OF TECHNOLOGY  
 INSTITUTE OF INTERNATIONAL & EUROPEAN AFFAIRS  
 NATIONAL ECONOMIC & SOCIAL COUNCIL

## POLITICAL PARTIES

FIANNA FÁIL  
 SINN FÉIN  
 FINE GAEL  
 GREEN PARTY  
 LABOUR PARTY  
 SOCIAL DEMOCRATS  
 SOLIDARITY-PEOPLE BEFORE PROFIT  
 AONTÚ

## SEMI-STATE BODIES

HOUSING AGENCY  
 CLÚID HOUSING  
 ERVIA  
 IRISH WATER  
 IDA IRELAND  
 ENTERPRISE IRELAND  
 LOCAL GOVERNMENT MANAGEMENT AGENCY

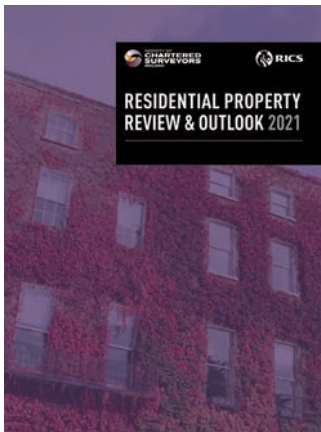
## FINANCIAL BODIES

CENTRAL BANK OF IRELAND  
 HOME BUILDING FINANCE IRELAND  
 AIB  
 BANK OF IRELAND  
 ULSTER BANK  
 PERMANENT TSB  
 KBC  
 EBS  
 DAVY  
 GOODBODY  
 NAMA

THE SCSI NATIONAL CONFERENCE, A CHANCE FOR CHANGE, TOOK PLACE ON DECEMBER 3. THE CONFERENCE IS FAST BECOMING THE FLAGSHIP EVENT FOR THE PROPERTY INDUSTRY.



### Promoting accurate data on property markets



Our annual Residential Property Review & Outlook Report and quarterly commercial property monitors ensure that the independent data we receive from members is made available to stakeholders, the public and any other parties seeking additional transparency on trends, prices and forecasts for the property and construction markets.

They received very strong media coverage in *The Irish Times*, *Irish Independent*, *Irish Examiner*, RTÉ radio and online. SCSi Vice President, TJ Cronin, was interviewed by both Newstalk and the *Irish Examiner* where he also recently addressed the subject of virtual viewings.

The SCSi is developing a Commercial Property Sales Register for members only and this will be rolled out in the latter half of 2021. We will be seeking member support to input transactional data, thus making comparable data available to members only for their reporting needs.

### Regional rejuvenation and connectivity core to Pre-Budget Submission 2021



Regional connectivity, rejuvenation, construction innovation and housing were the predominant themes of our Pre-Budget Submission 2021. The Submission called for the establishment of a forum within the Commission for Housing (as per the Programme for Government) to consider the longer-term strategy for new housing delivery, including:

taxation treatment of housing and land; longer-term commitments for home purchase initiative schemes; and, the impact of regulatory changes on overall housing and apartment delivery costs.

In addition to this holistic approach, the SCSi called for the Government to proactively address vacant buildings in towns to revitalise town centres, and to introduce tax reliefs and grants that can be used to improve buildings and shopfronts with a collaborative, local authority-led approach.

Initiatives like removing rates exceptions for long-term vacant properties and using compulsory purchase order (CPO) powers to acquire strategically located vacant property for town renewal projects were proposed to achieve this goal. The Pre-Budget Submission received coverage in the *Irish Independent*, *The Sunday Times*, the *Sunday Independent*, and the *Irish Examiner*. In addition, Enda McGuane, Chair of the West/North West Region, joined a post-Budget interview on Newstalk's *Hard Shoulder*.

### International thought leadership at remote National Conference

A Chance for Change took place on December 3. With over 180 companies represented, from SMEs to large global and international firms, the SCSi National Conference is fast becoming the flagship event of the property industry. The event has grown, with an average attendance of 300 delegates from across the property industry. As a

thought leadership event and in an age of great change in the property industry, the SCSI National Conference is a stand-alone event that acts as a catalyst for businesses to learn, evolve and come together over a one-day conference, and feedback from this year's event was extremely positive.

The Conference led to coverage in *The Irish Times* on the day, where we secured an op-ed article in the paper for one of the key speakers. A post-conference interview was arranged for Prof. John Macomber on RTÉ's *Drivetime* programme.



## Survey Ireland 2021 – Geomatics Conference

As the Annual Report went to print, the annual Survey Ireland Conference, 'Better Data, Better Outcomes', was getting underway. Although SCSI members cannot physically come together, they were virtually present, along with experts, leading voices and professionals from the geospatial industry, at Ireland's largest conference in geomatics surveying.

International speakers from across the globe, including Australia, the US, Europe and Ireland, spoke on the topics of sustainable data, reusing data, data in our communities, and geospatial data and its preservation for the future.

### 1,641 attendees at SCSI online feature events

- CEEC
- PMFM Conference
- National Conference
- International Women's Day
- Dispute resolution
- PMFM lunch
- SCSI family event
- Sustainability Conference

## Building regulations and defects

An expert working group was established by Government through the Oireachtas Housing Committee, and the SCSI was invited to join this independent working group to examine legacy fire and related building defects within apartment blocks to recommend supports in rectifying the issue.

It is expected that this working group will report back to the Oireachtas Committee in the coming months.

Our representation on this matter, following the publication of our submission in 2018 'Building Defects within the Built Environment', has ensured the SCSI's involvement on this important topic.

## Government policies towards a sustainable built environment

The Presidential year started with the SCSI's Pre-Budget Submission, which contained a call for the rolling out of the National Retrofits Plan, which ensures that the target numbers can be achieved while ensuring a quality service, provided by an educated and equipped industry.

The SCSI continues representation to officials on this important topic, not just to national Government but also to the European Commission.

The SCSI submitted a paper on the Climate Change Bill, revisions to the Energy Performance Directive, and also a submission on the research and development needed to foster a more sustainable and innovative construction sector.

## Growing engagement with social media and member communications

The SCSI has also been building its internal communications brand with a new monthly update for members on SCSI activities called *MetriCS*, as well as developing a new events and education email template, 'Member Hub'.

Growth in the SCSI's social media presence has been a major priority. Projects included our work with members of the Sustainability Group to create videos for a social media campaign to promote World Green Building Week.

Posts that included members' videos generated a great reaction. In addition, the posting of media coverage of the President has proved popular and led to a dramatic increase in impressions across all our channels, particularly Twitter.

The increased level of engagement is very positive and follows on from a significant rise in the number of social posts we are generating.

# ADVOCACY



EDITIONS OF THE *SURVEYORS JOURNAL*



PROFESSION AND MARKET REPORTS



CONSUMER GUIDES/BEST PRACTICE GUIDANCE

## Recognised pricing expertise

The latest SCSi Tender Price Index shows that construction price inflation increased by just 1.3% in the second half of 2020, a modest increase on the 0.9% recorded in the previous six months. According to the Index, this brought the national annual rate of inflation to 2.2%, significantly below the pre-Covid tender price inflation level of 6.3% in 2019. While the highest rate of inflation in H2 2020 was recorded in Connacht Ulster at 2.1%, the lowest was in Leinster excluding Dublin, at 0.5%. The rates in Dublin and Munster were 1.5% and 1.1%, respectively. The publication of the Tender Price Index led to interviews on RTÉ Radio's *Morning Ireland* programme and print coverage in *The Irish Times* and *Irish Independent*.

## SUPPORT

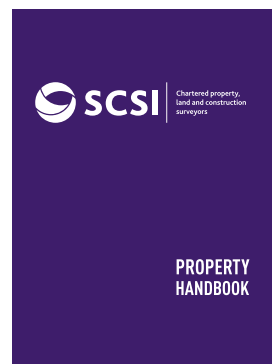
### Guidance to weather Covid-19 restrictions



Data from our Covid-related membership surveys quickly identified the immediate concerns and challenges facing members, which informed our reaction plans to further strengthen supports to members. Some of these included HR supports for members and their firms, drafting protocols and standard operating procedures for the sectors. The stop-

start nature of the business environment because of the Covid-19 restrictions instilled the urgent need for property, land and construction sectoral protocols and agreed roadmaps to living with Covid-19. Agreed operating procedures permitted the safe return of professions when reductions in cases and other metrics allowed.

### Support for members through the publication of our *Property Handbook*



Many members will recall the IAVI Practice Manual. The SCSi has updated and expanded on this Handbook and has made it available to members in hardback copy, delivered to members' doors. This Handbook extends to nearly 150 pages and covers 15 chapters from commercial rent reviews, CPOs, building survey and statutory compliance, to taxation, agricultural land, and much more. Our property virtual CPD series in June 2021 makes this content available online.

### Surveyors Declare – climate action needed now

As Chartered Surveyors, we are aware of how our business activities impact upon the environment, and we are committed to ensuring that these activities have the least possible detrimental effect on the environment. As members, we commit to following sustainable

**THE PUBLICATION OF THE TENDER PRICE INDEX LED TO INTERVIEWS ON RTÉ RADIO'S *MORNING IRELAND* PROGRAMME AND PRINT COVERAGE IN *THE IRISH TIMES* AND *IRISH INDEPENDENT*.**



SCSI SUBMISSIONS

- SUBMISSION ON CLIMATE ACTION PLAN 2021
- 'POLICY ON ARCHITECTURE' SUBMISSION
- PROBATE PROCESS AND VALUATIONS
- SUBMISSION ON PROPERTY REGISTRATION AUTHORITY IRELAND
- NATIONAL PLANNING FRAMEWORK SUBMISSION – IRELAND 2040
- PRE-BUDGET 2021 SUBMISSION
- GOVERNMENT – FIRE ASSESSMENT CODE OF PRACTICE
- REAL ESTATE INVESTMENT VALUATIONS
- CLIMATE ACTION BILL
- GOVERNMENT'S 'HOUSING FOR ALL' STRATEGY
- CONSULTATION ON RESEARCH ON DISRUPTIVE INNOVATION FOR SUSTAINABILITY AND CLIMATE ACTION IN THE IRISH CONSTRUCTION SECTOR

business practices in our day-to-day operations, and encouraging and supporting our clients and colleagues to instil these practices in their lives also. The Surveyors Declare document published by the SCSi in 2020/21 is an important resource for surveyors, which serves as a framework and a first step in tackling the climate change challenge within our practices and homes.

A follow-on guide to assist members to realise these objectives has also been published.

After the SCSi declared a climate and biodiversity emergency, and following close engagement with the Sustainability Group, we launched an extensive cross-channel media programme in support of Surveyors Declare, which included the placement of an article in the *Business Post* by John Shannon, as well as articles in the *Surveyors Journal*, email marketing, video and content creation, social media posts, two new website pages, e-zine stories, and shareable content for members.

There was great engagement with the campaign, with dozens of companies supporting the declaration and close to 300 members signing up to it.

**Red Book sample forms and independent review**

The SCSi updated its suite of sample forms and Red Book reports for the benefit of members and to support them in complying with our international standard.

The impact of the Covid-19 restrictions on the commercial and residential market required frequent analysis of sales and rental activity to ensure that timings were correct in respect of guidance for easing the use of the Red Book material uncertainty clause. Through the establishment of the SCSi Material Uncertainty Clause Forum, clause guidance was issued to valuer members when providing valuation advice to clients.

Earlier in the year, the SCSi responded to an open consultation on the Independent Review of Real Estate Investment Valuation by RICS. The SCSi awaits the outcome of this review, which looks to provide more support to its valuer members, who provide such an important service to clients.

**THE SCSi UPDATED ITS SUITE OF SAMPLE FORMS AND RED BOOK REPORTS FOR THE BENEFIT OF MEMBERS AND TO SUPPORT THEM IN COMPLYING WITH OUR INTERNATIONAL STANDARD.**



**Supporting and highlighting the value of diversity**

The work of chartered professionals in property, land and construction adapts quickly to meet the needs of clients, as well as macro-level events, such as Covid-19. The ability of the profession and its firms to turn those challenges into opportunities is due to being able to look at the problem from a variety of perspectives. This year, the SCSi started work on a formal Equality, Diversity and Inclusion (EDI) programme to champion this issue.

This year's Women's Day event was launched by Patricia Power with over 250 women in surveying attending, and it also marked the official launch of the SCSi Women in Surveying Mentoring and Leadership Development Pilot Programme.

Patricia was joined by SCSi President Micheál Mahon and guest panellists from within the industry.

## ADVOCACY



The mentoring programme will run from April to December 2021 and there are 27 mentees and mentors taking part. This was covered in an *Irish Times* article, which also referenced the SCSi's EDI strategy.

This was also accompanied by a social media campaign that received a strong response. Our 'Women in surveying' mentor posts, with quotes from leading SCSi spokespersons, continue to perform well on social media, particularly on LinkedIn. The EDI Programme will continue to develop the pilot to encompass other campaigns encouraging underrepresented segments of the population to consider a successful career in the profession.

### ARM review and update

Agreed Rules of Measurement (ARM) 4 is a standard used predominately by quantity surveyors and other professionals. Its purpose is to provide a uniform basis for measuring building work and presenting the information in bills of quantities/pricing documents that embody the essentials of good practice, facilitate the understanding of what the work described includes, and contribute to the efficient pricing, tender assessment and post-contract administration of the construction project that the tender document is issued for.

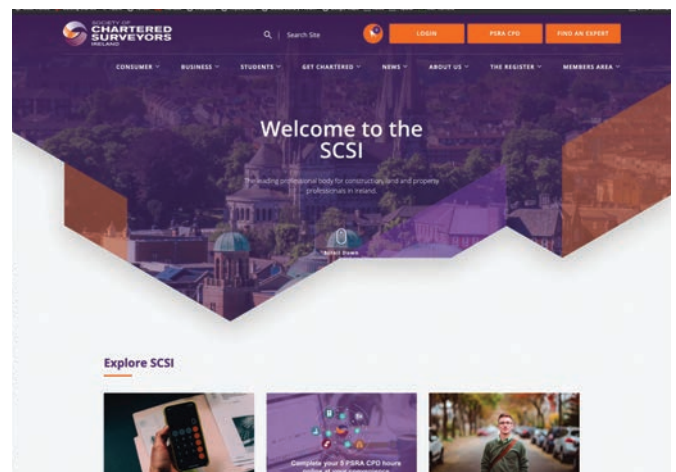
A review of ARM is well underway, with expectations that ARM 5 will be made available in autumn/winter 2021.

### Better serving all SCSi stakeholders via new website

The new website was launched at the end of 2020 with a constant flow of new member services being rolled out through the system. The new site is structured to address the wide range of audiences that come to the SCSi: consumers, businesses, students, policy makers, media, statutory registration queries, potential members and, of course, members.

A key first element launched was the online CPD library; this now records and logs directly the videos members watch. It has also meant that Property Services Regulatory Authority (PSRA) CPD can be completed on demand and members can do the course when they

wish: five hours in one go at the weekend, or one hour during the working day over five days – it's up to you and your certificates issue as you complete, with no waiting.



### House rebuild calculator resource

The Guide to House Rebuilding and associated Calculator have become invaluable resources for the public. It is used by homeowners to calculate the rebuilding costs of their home for insurance purposes.

This year the increases in rebuild costs ranged from 5% in Dublin to 9% in the north west. Although Dublin recorded the lowest increase, the capital has the highest rebuild costs, while the north west, which recorded the biggest increase, has the lowest rebuild costs. The increases in Cork, Limerick, Galway, Waterford and the north east ranged from 6% to 7%.

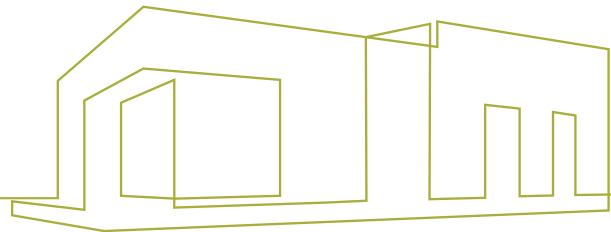
The information provided is also a resource for members undertaking valuations; as a part of the new website, the print function of the calculator will be a locked function exclusively available to SCSi members.

### Family 'thank you' event

The level of volunteerism among the SCSi is immense, with over 300 members formally engaged through committees and working groups each year.



**A REVIEW OF ARM IS WELL UNDERWAY, WITH EXPECTATIONS THAT ARM 5 WILL BE MADE AVAILABLE IN AUTUMN/WINTER 2021.**



This year, in recognition of the fact that for many, it is their families from whom these hours come, the President hosted the SCSI's first online social family interactive event. This fun afternoon event focused on the books of Paul Howard and Gordon D'Arcy. Hosted by SCSI President Micheál Mahon and his family, the event was attended by almost 300 members.

Alma Galvin won the grand prize on the day of getting a chapter in the next book in the *Gordon's Game* series named after her, while other winners will receive the book when it is published later this year.

**COLLABORATION**

**Red Book and the International Valuation Standards Committee**

The SCSI continued its work to promote and raise awareness of the pre-eminence of Red Book valuations among key institutions. As part of this work, the SCSI has joined the global International Valuation Standards Committee (IVSC), with over 160 other organisations and members from 137 countries.

International Valuation Standards are internationally agreed, high-level standards, setting best practice for the valuation of all asset types, which then inform the Red Book standards.

They are developed by independent boards of world-leading experts and consulted on widely before being implemented.

The SCSI is now represented by past President Johanna Gill. The SCSI link with the IVSC is a further demonstration to members' Red Book clients of the consistency and professionalism in valuations to which they adhere.

**Multi-unit development work with Clúid and the Apartment Owners' Network**

The multi-unit development (MUD) legislation is now a decade old. The SCSI believes that further amendments are required to the legislation to improve service charge collection, tackling anti-social issues, and provision of more support to owners' management companies.

The Society is therefore calling for a Regulator to be established to act as the support function for apartment unit owners. Further engagement on this matter will continue throughout 2021 to highlight the need for greater focus on these issues by Government.

**Building collaboration for climate action**

On April 21, the SCSI partnered with the Irish Planning Institute, the Royal Institute of the Architects of Ireland, the Association of Consulting Engineers of Ireland, and Engineers Ireland to create a half-day joint conference around the topic of sustainability. Keynote speakers on the day included Minister Eamonn Ryan TD and Marie Donnelly, and there were almost 300 delegates in attendance. This was the first time the construction partners had come together for a conference.

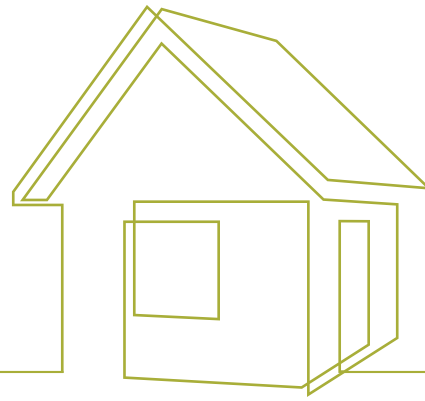
**Agricultural land values collaboration with Teagasc**



SCSI auctioneers, valuers and Chartered Surveyors operating in the agricultural sales and rental markets say that restrictions on viewings due to lockdown led to a decrease in the volume of sales, as prospective sellers opted to defer their plans. This was one of the main findings of our eighth Annual SCSI/Teagasc Agricultural Land Market Review & Outlook Report, published in spring 2021. The report found that Leinster had the highest prices in 2020 because of the higher quality of land in the province and the high demand for it. For good land, less than 50 acres, average prices in the province ranged from a high of €13,600 per acre in Kildare – the highest in the country – to €7,900 in Longford, while the prices for poorer-quality land ranged from a high of €8,300 per acre in Kildare, to €5,500, again in Longford. In Munster, where dairy farmers are driving the market, prices ranged from an average of €11,900 per acre in Tipperary to €9,000 in Clare, while prices for poorer-quality land ranged from an average of

## ADVOCACY

**THE GUIDE TO HOUSE REBUILDING AND ITS ASSOCIATED CALCULATOR HAVE BECOME INVALUABLE RESOURCES FOR THE PUBLIC.**



€6,500 in Waterford to €4,700 in Clare. In Connacht/Ulster prices for good land ranged from an average of €9,500 per acre in Donegal to €6,500 in Monaghan and for poor land from €5,750 in Monaghan to €3,250 in Leitrim, the lowest price in the country.



### SCSI/PwC construction market monitor

Our continued collaboration with PwC saw the publication of our yearly report in autumn 2020. Our report attracts significant media coverage for the SCSI to shine a light on the current and real issues facing our sector. We are delighted to say that this collaboration will continue with our next Construction Market Monitor due out in autumn 2021. The report received strong media coverage, especially in *The Irish Times*, *Irish Independent* and RTÉ online, while a clip that Micheál Mahon recorded for Newstalk's news service was broadcast on half a dozen stations.

### A new private sector contract

The new contract and its associated Form of Agreement and Schedule were jointly launched and published in September by the three sponsoring organisations: the Construction Industry Federation (CIF); Engineers Ireland; and, the SCSI. The contract seeks to better allocate and manage risk while improving transparency around project costs. The 'Private Sector Contract

**THE SCSI HAS LEVERAGED ITS POSITION AS THE ONLY REPRESENTATIVE BODY WITH A FOOT IN THE PROPERTY AND LAND SECTORS AS WELL AS IN CONSTRUCTION.**

(PSC) for Building and Engineering Works designed by the Employer' is available on the SCSI and other partner websites with the launch event recording available freely. The new contract is suitable for all medium- to large-scale building or civil engineering works here in Ireland, where the design of the project has been provided by the employer.

### Professional leadership for construction sector

The SCSI, as Chair of the Construction Industry Council (CIC) and with seats at the Minister's cross-departmental Construction Sector Group, has not only contributed to the dialogue, but has worked to shape what is being discussed. From urgent issues of Covid-19 and construction costs, to innovation and sustainability, the SCSI has leveraged its position as the only representative body with a foot in the property and land sectors as well as in construction. This was particularly the case for the abovementioned work on Covid-19 reopening, where the SCSI highlighted the intrinsic link between the three sectors: sites cannot open if the preliminary land work is not done, and they will not have clients to purchase them if the agents cannot operate. In January 2020, the President took the chair of the CIC (composed of the Association of Consulting Engineers in Ireland, the Building Materials Federation, the Construction Industry Federation, Engineers Ireland, the Royal Institute of the Architects of Ireland and the SCSI) and provided effective leadership for all.

# NEW WEBSITE LAUNCH AND INCREASE IN MEDIA AND SOCIAL MEDIA ACTIVITY

9,758 LINKEDIN FOLLOWERS

682 NEW PAGES ON SCS.IE

294 BROADCAST MEDIA APPEARANCES

9,758

682

294

1,101,782

1,101,782 PAGE VISITS TO SCS.IE BY 213,265 USERS

17

17 RADIO INTERVIEWS

327

327 PRINT AND ELECTRONIC MEDIA APPEARANCES

5,437

5,437 TWITTER FOLLOWERS

**EDUCATE**

**SUPPORTING A HIGHLY  
SKILLED SURVEYING PROFESSION**



**TRAINEES, APC ASSESSORS AND MEMBERS**



**ATTENDEES AT ONLINE CPD BETWEEN AUGUST 2020 AND APRIL 2021**



**ONLINE CPD EVENTS BETWEEN AUGUST 2020 AND APRIL 2021**

### Training for members at all stages of their career

During 2020 and 2021 a wide range of training courses were delivered to 561 trainees, APC assessors and members. Our soft skills series covered topics such as communication, time management, report writing and negotiation, and sessions were attended by over 150 members and trainees.

These courses were particularly well received by trainee members as they align closely with mandatory competencies required of all APC candidates. Further training support for candidates and prospective candidates has been provided in the form of an interactive ethics and professional practice e-learning course, which launched in July 2020 and has been completed by 134 members. The course has also been made available to student members in their own universities and colleges to help ensure that ethical standards and professional practice are embedded at the earliest stages of surveyors' careers.

New financial courses were developed and delivered in 2021 to expand on the offering of soft skills courses. These accounting, finance and valuation courses are specifically tailored for Chartered Surveyors, using practical case studies to bring the content to life.

A building information modelling (BIM) co-ordinators' programme ran across November and December, and was followed in 2021 by a series of BIM CPDs for all members.

APC assessor training was expanded in 2021 to include training for new chairs and for those assessing senior professional APC interviews, helping to ensure that the standard of APC assessments remains consistently high by providing training opportunities for new assessors, and refresher and upskilling training for established, more experienced assessors.

### APC

In 2020, all APC Final Assessment interviews migrated online. This change necessitated significant changes to processes for staff, assessors and candidates.

All processes were reviewed during the move online to ensure that the integrity of assessments was maintained. Process changes were

supported by a series of guidance documents, videos and webinars. Growth in new APC applications continued in 2020 with a total of 155 new applications received in the calendar year, representing an increase of 18% compared to 2019.

Throughout 2020 and 2021, supports for candidates and assessors were expanded and improved on.

### OGP training

The SCSi is collaborating with the Royal Institute of the Architects of Ireland (RIAI) on the delivery of training to public servants in partnership with the Office of Government Procurement's (OGP) Commercial Skills Academy.

In October 2020, Minister of State with responsibility for Public Procurement, Ossian Smyth TD, announced the appointment of a consortium of the RIAI and the SCSi to provide specialist training to public servants engaged in the delivery of the National Development Plan.

The appointment followed a competitive tender process and delivery has involved interactive online training with three intensive modules, each delivered over two full consecutive days.

To date, the SCSi and RIAI have collaborated on the delivery of six six-day online training courses to over 160 public servants. The training is being delivered by a range of experts, which includes many SCSi Chartered Members and Fellows.

# 155

**NEW APC APPLICATIONS WERE RECEIVED IN 2020 – 18% ABOVE 2019 NUMBERS.**

## EDUCATION

### TOP 5 CPDS – ATTENDANCE

LAUNCH OF PRIVATE SECTOR CONTRACT	779
THE REAL COST OF APARTMENT DELIVERY 2021	511
AGREED RULES OF MEASUREMENT (ARM)	528
DILAPIDATIONS AND BUILDING DEFECTS	387
FINANCIAL TIPS FOR CHARTERED SURVEYORS TO SAVE AND MAKE MONEY EASILY	443

### TOP 3 CPD RECORDINGS

LAUNCH: PRIVATE SECTOR CONTRACT (PSC)	840+
BIM – ROUTE FOR THE QS INTO THE 4D AND 5D DIGITISED WORKFLOW	800+
AGREED RULES OF MEASUREMENT – WHY, HOW AND WHAT NOT TO DO	220+

#### New SCSI Fellows

A total of 18 new SCSI Fellows were elected in the period June 2020 – June 2021.

Frank Harrington	Valuations
Michael Boyd	Property and Facilities Management
Liam Daly	Valuations
Tomás Kelly	Quantity Surveying
Norman Jackson	Quantity Surveying
Lily Ellis	Property and Facilities Management
Aidan O'Connor	Quantity Surveying
Eugen Niculae	Geomatics
Ivan Gaine	Valuations
Philip Littlewood	Planning and Development
Paul Greaney	Quantity Surveying
Marcus O'Connor	Property Management
Enda McGuane	Property and Facilities Management
Fergus McMahon	Quantity Surveying
Ruairi O'Driscoll	Quantity Surveying
Donal Hennessy	Quantity Surveying
John F. O'Brien	Quantity Surveying
Daniel Boyd	Property and Facilities Management

#### Third level

The SCSI and IT Sligo continued the delivery of the Postgrad Cert in M&E for Quantity Surveyors and the Higher Cert in Property Services & Facilities Management. As the courses were designed for online delivery, there was no impact from Covid-19. The first group of 30 students graduated from the Postgrad Cert in M&E for Quantity Surveyors in 2021. A total of 77 students are currently enrolled on the Higher Cert in Property Services & Facilities Management. A key event in the calendar for the Higher Cert course is a workshop for property students delivered in partnership between the SCSI and IT Sligo. SCSI members Lily Ellis and Catherine Connolly of Nexus met with students at a virtual workshop to discuss their experiences working in the property profession and the benefits of becoming Chartered. Property Services Regulatory Authority (PSRA) CEO Maeve Hogan also met with students to discuss requirements for licensing and best practice for those working in the property sector.

All SCSI/TU Dublin courses migrated online in 2020. Lectures continue to be delivered online and assessments were completely redesigned to accommodate remote assessment. A total of 33 students graduated from SCSI/TU Dublin courses in February 2021, and three students received first-class honours degrees in property studies. In February 2021, the SCSI attended the TU Dublin School of Surveying online Student Excellence Awards ceremony and presented awards to three students.

**A SERIES OF APC PRESENTATIONS WAS DELIVERED TO STUDENTS ACROSS ALL ACCREDITED THIRD-LEVEL COURSES.**



NEW APC ASSESSORS TRAINED



VIEWS OF ROUTES TO MEMBERSHIP VIDEO



VIEWS OF SUPERVISOR AND COUNSELLOR TRAINING VIDEOS



VIEWS OF GUIDANCE ON PREPARING FOR FINAL ASSESSMENT INTERVIEWS

## SCSI-accredited third-level courses

Institute	Course	
IT Carlow	BSc Quantity Surveying	
Munster TU (IT Cork)	BSc Quantity Surveying MSc Construction Project Man.	
Dundalk IT	BSc Building Surveying PG Dip & MSc Building Surveying (accreditation pending)	
GMIT	BSc Construction & QS	
Letterkenny IT	BSc Quantity Surveying	
Limerick IT <i>(Granted TU status May 2021)</i>	BSc Quantity Surveying BSc Property Valuation & Man. MSc Quantity Surveying	
Maynooth University	MSc GIS & Remote Sensing	
IT Sligo	BSc Quantity Surveying BSc Construction Project Man.	
TU Dublin	BSc Property Economics MSc Real Estate MSc Planning & Development MSc Spatial Planning MSc Spatial Planning & Dev. BSc Geomatics MSc GIS MSc Geospatial Engineering BSc Quantity Surveying MSc Quantity Surveying	
Waterford IT	BSc Quantity Surveying MSc Construction Project Man.	

## EDUCATION

### THE OPPORTUNITY FOR PROSPECTIVE AND CURRENT APC TRAINEES TO BOOK A ONE-TO-ONE SESSION WITH A MEMBER OF THE EDUCATION TEAM WAS INTRODUCED IN 2021



SURVEYING STUDENTS



NEW STUDENT  
SCSI MEMBERS

The SCSi continues to accredit third-level courses nationwide, providing routes to membership for those completing undergraduate and postgraduate studies across property, land and construction disciplines. Some 250 students on accredited programmes signed up as new student members between September 2020 and May 2021. Accreditation meetings moved online in 2020 to ensure continued links between the SCSi and third-level partners. In an important development in April 2021, the SCSi Council endorsed Quality and Qualifications Ireland's (QQI) Principles for Professional Engagements with Education Providers, which will more closely align the SCSi's accreditation with QQI's quality assurance oversight of all third-level institutes.

### A SERIES OF APC PRESENTATIONS WAS HELD IN HOUSE FOR A RANGE OF MEMBER ORGANISATIONS.

#### Research

- During Q4 2020, SCSi members and executives partnered with the Expert Group on Future Skills, contributing to 'Building Future Skills – The Demand for Skills in Ireland's Built Environment Sector to 2030' report, which was launched in September 2020 and is available at: <http://www.skillsireland.ie/all-publications/2020/building-future-skills-report-with-wit-tud-edits-completed-4.pdf>.
- In February 2021, the SCSi launched the 'BIM – Route for the QS into the 4D and 5D Digitised Workflow' guide in partnership with TU Dublin at a CPD event attended by over 300 members. Since the launch, the CPD has been viewed over 600 times, making it one of the SCSi's most viewed CPD events.
- In April 2021, research funding was approved for the publication of a book entitled *Land Surveying in Ireland (1700-1830): a history*. The

forthcoming publication will be promoted at a CPD event for members, which will be delivered by the author, Dr Fionn O'Cionnaith.

- In May 2021, the SCSi commissioned research into the future skills requirements for embedding sustainability into professional practice for surveyors. This forthcoming, extensive research project will be conducted throughout 2021 with launch anticipated in Q4 2021.

#### PSRA CPD

In response to Covid-19, the PSRA, in consultation with the SCSi, amended CPD requirements for licence holders, allowing for all five required hours of CPD to be completed online. Over 1,800 licence holders undertook their PSRA CPD with the SCSi in 2020. The SCSi developed a suite of recorded webinars and interactive e-learning, which was very well received by licence holders.

#### Promoting the profession – schools



SPACE | SURVEYORS | STUDENTS

5\*S Space, Surveyors and Students is an educational project aimed at Junior Cycle teachers and students with the goal of teaching about how informational data sets can be used to tackle challenges in Ireland with a focus on the UN's Sustainable Development Goals (SDGs). It is a joint activity between Maynooth University, the SCSi, Ordnance Survey Ireland, TU Dublin and Esri Ireland, and is funded by Science Foundation Ireland and ESERO Ireland. The project uses student and teacher storymap workshops to introduce students to space-based data and a forthcoming augmented reality app is designed to aid students in visualising complex space data in a new way. This national



20

SCHOOL VISITS FOR  
5\*S PROGRAMME

40

TEACHERS ATTENDED  
5\*S WORKSHOPS

programme relies on a support/volunteer network for teachers using GeoMentors recruited from the SCSi Geomatics Professional Group, who join other professionals in delivering content to classes. The programme also provides training opportunities for teachers, assisting them in delivering content in their own classes. The programme also aims to provide entertaining interactions to inspire curiosity by showcasing the potential of the Copernicus satellite programme to meet real-world problems using a combination of web-based geographic information system (GIS) and augmented reality apps to showcase this in a new way, different from traditional methods.

The programme also aims to reach those not normally engaged with STEM, to apply STEM in innovative ways for the benefit of the public, and to inform and support young people by introducing them to careers in STEM and surveying in particular.

#### Key achievements in 2020:

- 88 student teachers trained;
- 40 qualified teachers attended workshops;
- 20 school visits;
- over 4,000 students engaged with to date;
- two story maps curated into Junior Cert curriculum for Geography and Science; and,
- promoted via several publications and via Careers' Portal, Space Careers Roadshow, Institute of Guidance Counsellors Conference, Higher Options, and BT Young Scientist.

#### 2021 plans:

- over 20 school visits completed already;
- Copernicus one-day workshop delivered to 21 SCSi members and non-members;
- 80 new student teachers to be trained;
- expanding into English and Maths Junior Cert curriculum; and,
- augmented reality app to be launched.

For further information, go to:

<https://5sdiscover.maynoothuniversity.ie/>.

## NEW TRAINING WAS PROVIDED FOR ASSESSORS IN THE AREAS OF CHAIRING APC INTERVIEWS AND ASSESSING SENIOR PROFESSIONAL CANDIDATES.

#### Institute of Guidance Counsellors 2021 Virtual Conference

Covid-19 prevented many traditional face-to-face school outreach events from taking place.

However, the Institute of Guidance Counsellors (IGC) migrated their annual conference online.

The SCSi was one of the sponsors of the event and promoted the profession to guidance teachers present through a number of initiatives including:

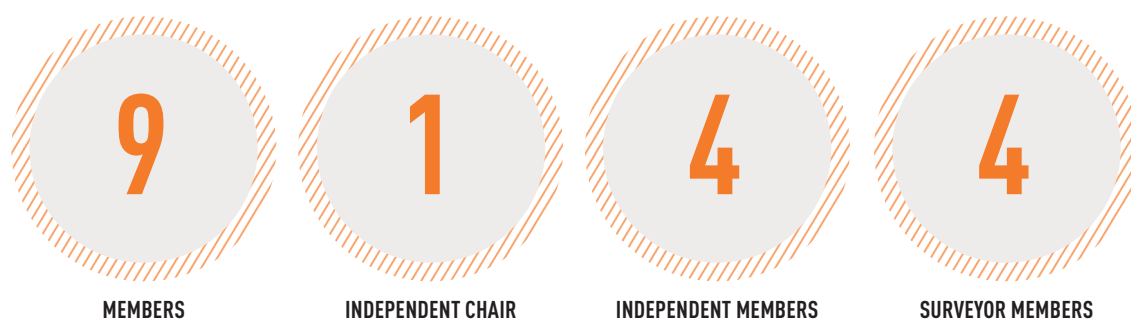
- an article in the conference magazine promoting the 5\*S Space, Surveyors, Students programme to teachers;
- a virtual booth at the event to meet guidance teachers from around Ireland and discuss opportunities for students, and to arrange virtual visits to schools; and,
- a key speaking slot at the event, discussing careers in construction along with representatives from the RIAI, Engineers Ireland (EI), the Construction Industry Federation (CIF), and the Chartered Institute of Building (CIOB).

Over 700 teachers were in attendance on the day.

# REGULATE

REGULATION TO HIGHEST  
STANDARDS FOR THE BENEFIT  
OF THE PUBLIC, CONSUMERS  
AND SCSJ MEMBERS

## SCSI STANDING COMMITTEE ON REGULATION AND STANDARDS:



### Standing Committee on Regulation and Standards

In November 2020, the Council of the SCSI approved the terms of reference for the new Standing Committee on Regulation and Standards, which broadened its remit and expanded its number to nine, including an independent Chair, four independent members and four surveyor members. The revised terms of reference of the Standing Committee on Regulation and Standards outline seven core roles for the Committee.

The Committee may make rules and regulations as may be required to deliver the regulatory objectives of the SCSI. In turn, it should publish and promote:

- the SCSI's standards for conduct, ethics and competence;
- guidance and advice for SCSI members on matters relating to SCSI regulation, standards for conduct, ethics and competence; and,
- regulatory decisions of the Professional Conduct Committee (PCC) and the Appeals Board.

The Standing Committee must determine and implement consumer and client protection policies in the public interest. For members, it must ensure that a fair disciplinary process(es) and sanctions policy is delivered, having regard to the need for the SCSI to act in the public interest.

The Standing Committee also seeks to ensure external alliance of standards and statute, particularly the statutory regulation of surveyors in Ireland by the SCSI (as statutory registration body under the Building Control Act, 2007) and the Property Services Regulatory Authority (PSRA).

The Committee does this by monitoring changes to legislation and public policy that could have regulatory significance as they affect the profession in Ireland. The Standing Committee also takes into account the public interest and provides public and market confidence to provide comment on sector standards under development. It is not the role of the members to draft the sectoral standards that apply to specific disciplines within the profession and establish the expectations of members when practising or qualifying in these sectors, and which relate primarily to technical competence

and ethical conduct. Lastly, the Standing Committee works closely with RICS Regulation to promote a good working relationship with RICS for the benefit of members.

### Future member support and assurance strategy

In line with the SCSI's 2021-2024 strategic objectives, the Standing Committee on Regulation and Standards has developed, in collaboration with the SCSI Director of Regulation, a robust work plan that primarily focuses on supporting members with the intention of empowering them to increase their professional competence, while retaining a full audit capability reserved for use in cases where justified by complaint, risk assessment, intelligence, or in order to support a wider investigation.

### Dispute resolution

SCSI regulation recognises the importance that alternative dispute resolution (ADR) could have as an alternative means to resolve some of the issues it hears about between members and their clients. In response, SCSI regulation is looking to develop an ADR scheme that members who are subject to customer complaints could offer to their customers.

### Presidential appointments for rent reviews

The President of the SCSI is usually named in landlord and tenant leases to appoint an independent party who will act either as an arbitrator or independent expert to determine the new rent. The SCSI maintains a suitably qualified panel, which the President may consult when appointing or nominating persons to act as independent experts or arbitrators in relation to rent reviews. The functions of the Society President under the terms of rent review clauses in leases are strictly confined to the appointment/nomination of arbitrators/experts.

As SCSI President, Micheál Mahon received 55 applications for appointments. A total of 52 appointments had been made by the service at the time of publication of this Report.

# TOP COMPLAINT ISSUES



### Professional Conduct Committee and Appeals Board

At the end of 2020, the Professional Conduct Committee (PCC) and Appeals Board had completed their terms. Following both a public and member call for nominations, the SCSi secured a high-level panel for both the PCC and the Appeals Board. The panel has expanded from a panel of three members to a panel of nine, with four independent members and five SCSi members (two from property, two from construction and one from the land sector). This new composition will ensure that PCC hearings of complaints can draw from the relevant areas of expertise and have a broad panel of independent members with trusted reputations in Irish civil society for the upholding of the public interest. The panel has received both theoretical and practical training, and is ready to embark on its first investigations of complaints.

### Complaints and inquiries

Figure 1 sets out the number of complaints investigated through the professional body complaints process when there was no possibility of resolving complaints outside this process, such as via the members' internal complaints system.

### Continuing professional development

As members of the SCSi, all Fellows, Professional Members and Associates commit to continuing professional development (CPD) to remain professionally competent through the ongoing updating of their knowledge and skills. This commitment to CPD benefits members, clients, employers and the public perception of the industry.

The SCSi introduced its new mandatory CPD policy in 2018. Therefore, 2020 represented the third year of its implementation and members have shown great commitment to the new regime. Under the new CPD policy, which was developed in partnership with our international partners in RICS, the SCSi leads on the CPD audit in Ireland. This means that members no longer need to make a duplicate submission of CPD to RICS. The SCSi CPD policy follows a similar structure to the RICS CPD policy, moving to the annual 20 hours requirement and the following breach structure: First Breach (caution); Second Breach (fine); and, Third Breach (PCC referral).

### PSRA and SCSi CPD

In addition to the SCSi requirements for CPD, members licensed by

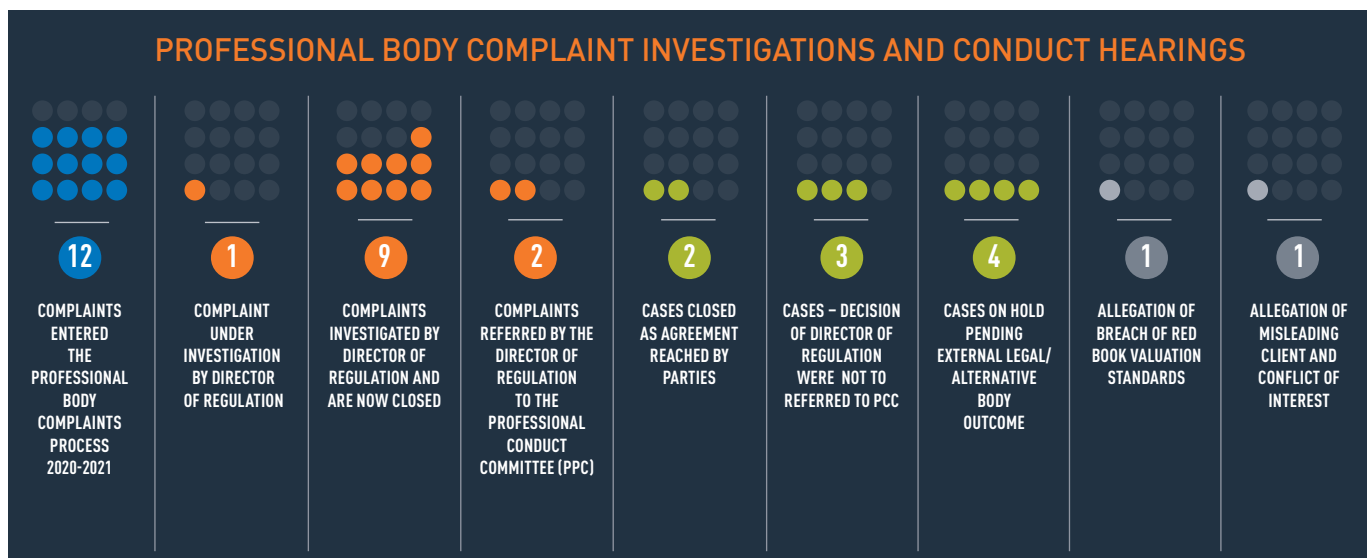


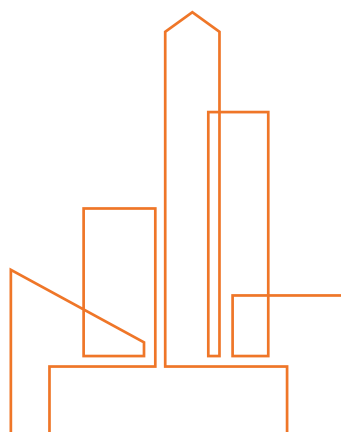
FIGURE 1: Number of complaints investigated through the professional body complaints process.



**RENT REVIEW  
APPLICATIONS RECEIVED**



**RENT REVIEW  
APPOINTMENTS BY THE  
SCSI PRESIDENT**



the Property Services Regulatory Authority (PSRA) complete five hours of CPD from the PSRA curriculum. The SCSI is a provider of this CPD on behalf of the PSRA. The CPD hours gained by a member for this CPD can be included in their SCSI CPD log to meet their 20 hour requirement.

#### Breakdown of 2020 CPD audit

Members had until January 31, 2021, to record their CPD activity for 2020:

- 3,725 members were selected for CPD audit;
- 193 members were exempt from CPD audit for special circumstances;
- 308 members have received a first breach caution against repeating a breach of the CPD policy;
- 53 members have fallen into the second breach category in which a €250 fixed penalty is imposed; and,
- 15 members have fallen into the third breach category, which requires a referral to the PCC for further investigation and determination under the SCSI rules, disciplinary, sanctions and publications of sanctions policy.

#### Valuer Registration and assurance approach

In 2018, the SCSI took the lead in Ireland to monitor members' compliance with Red Book standards under the RICS Valuer Registration Scheme. Due to the Covid-19 pandemic, the vast majority of regulatory review visit activity ceased from March 2020. Following a review of the Scheme, the RICS and SCSI's intention is to focus primarily on educating members with the intention of empowering them to increase their professional competence, while retaining a full audit capability reserved for use in cases where justified by complaint, risk assessment, intelligence, or in order to support a wider investigation. Only where a member's non-compliance is judged during the member support visits (MSVs) to be so serious that it creates a threat to the public, unacceptable risk, or where the member does not co-operate, will a formal regulatory review visit instead be triggered. These parameters will be made clear to members in advance.

#### New Valuer Registration member support visits

The new approach to member education and support is based on the pre-existing regulatory review visit (RRV) framework. The main points of distinction from a regulatory review visit are: MSVs will not result in formal audit reports; members will not be left to their own devices in coming into compliance with Red Book; and, there will no grading of compliance and therefore no investigatory follow-up action or disciplinary measures.

The purpose of these visits will be to provide members with the information, understanding, tools and, where appropriate, documentation frameworks required to come into best practice compliance with the Red Book. The first of the MSVs in Ireland began in May 2021 undertaken virtually by SCSI Professional Assurance Surveyor Patrick Darmody.

#### Statutory registration and regulation

The SCSI is the appointed statutory registration body under the Building Control Act, 2007 for registration of use of the professional titles 'Building Surveyor' and 'Quantity Surveyor'. The total number on the two registers is 1,661, with 386 registered Building Surveyors and 1,275 registered Quantity Surveyors.

#### Statutory recognition of all SCSI-accredited QS courses

The Registrar applied to the Minister in the Department of Housing, Planning and Local Government for agreement to create a statutory instrument that would recognise all SCSI-accredited quantity surveying (QS) courses delivered across Ireland as routes to registration and in line with other recognised QS courses.

As part of the prescription process, the Minister requested Quality and Qualifications Ireland (QQI) to review the SCSI accreditation of courses process.

QQI issued its response to the Department, with its review finding being one of a quality process meeting expected high standards. In autumn 2020, the Department published the new statutory instrument.



## Submission on proposed amendments to the Building Control Act, 2007

In April 2021, the SCSI made a submission to Department of Housing, Planning and Local Government. The SCSI has identified, through its practice in discharging its statutory duties under the Act over the past 10 years, certain areas of the legislation, which, in its opinion and experience, impede the effective regulation of the profession. It is submitted that these areas require amendment to ensure that the Act is more effective in achieving the objective of serving the public and monitoring the conduct of the regulated professions. Recommended changes included:

- clarification of the roles and responsibilities of parties in relation to professional conduct investigations and procedures;
- more efficient preliminary screening of complaints procedures;
- mandatory status of CPD compliance;
- notice procedures for removal of persons from the registers; and,
- proposed reduction of quorum for those involved in PCC procedures.

## Fitness to practise complaints and inquiries

In 2020, nine complaints against registrants were received. Charges against registrants included: allegations of poor customer service delivery; allegations of failings of responsibilities as Assigned Certifier; and, allegations of poor advice given to clients. Seven of the nine complaints received were against Registered Building Surveyors and two were against Registered Quantity Surveyors. Following investigation by the Fitness to Practise Committee and decision, three of the

complaints received a no *prima facie* finding, five remain under investigation, and one has been sent for a full inquiry hearing during 2021.

## Misuse of title and the District Court prosecution

The SCSI has brought, during this period, its first prosecution for the misuse of the protected professional title 'Building Surveyor'. The Registrar commenced the prosecution in the District Court under Section 41 (1) of the Building Control Act, 2007, which provides:

"[a] person who not being registered ... uses the title "building surveyor", either alone or in combination with any other words or letters, or name, title or description, implying that the person is so registered, shall be guilty of an offence and shall be liable, on summary conviction, to a fine not exceeding €5,000 or imprisonment for a term not exceeding 12 months or both".

The successful conclusion of this case has been delayed due to Covid-19 but at time of publication, it was scheduled for hearing on June 1, 2021.

## Planned marketing and communications campaign

The Registrar has proposed a marketing and communications campaign for roll-out under the SCSI 2021-2024 Strategic Plan key deliverables. The objectives of the campaign will be:

- to inform those involved in the construction industry and those who use the construction industry that those who use the titles must be registered;
- to encourage those aspiring to use the titles to work towards registration;
- to encourage those who are registered to acknowledge and promote the fact; and,
- to use the opportunity to promote the professions of quantity surveying and building surveying in terms of professional services they provide and their area of expertise.

**SEVEN OF THE NINE COMPLAINTS RECEIVED WERE AGAINST REGISTERED BUILDING SURVEYORS AND TWO WERE AGAINST REGISTERED QUANTITY SURVEYORS.**

# MEETING THE CHALLENGES

## THE SCSI CONTINUES TO ADAPT ITS SERVICES TO MEET MEMBERS' NEEDS DURING THE PANDEMIC.

The challenge for a member body like the SCSI during a crisis like that seen with Covid-19 is to ensure as Directors that the needs of the members are at the forefront of the organisation's actions. While the Board and Finance Committee regularly reviewed and prepared prudent actions, they were in a beneficial position, given the member reserves, to give more focus to members' needs.

### Exceeding output

As outlined in this Annual Report and in last year's Annual Report, the SCSI quickly pivoted its operations to not just maintain output but to exceed it for 2020. The Board and management's business contingency put in place plans to deliver Society activities, while also seeking a range of cost-cutting initiatives on non-member-impacting activities, as reported at AGM 2020. The outturn of 2020 was significantly better than expected, with membership and services demand performing strongly. This upturn, combined with the cost savings, generated unexpected but welcome growth in member reserves for 2020.

### Adaptation

It is fundamental that the annual finances and reserves policy enables the stable operational delivery of the SCSI's objectives to educate, advocate and regulate world-class professional standards in Ireland. Past investment in technology by the Board enabled the quick adaptation to a fully remote working model, including moving its programme of educational events and training to online delivery, with attendance rates surpassing previous years, as outlined in this Annual Report.

### Voucher

All sectors of membership have been significantly impacted by the Covid-19 pandemic and the related public health restrictions put in place by the Government during 2020 and 2021. In recognition of the challenges faced by members, and the important role the SCSI could play, the Board introduced a complimentary voucher for a range of SCSI services that members could use. The take-up of the complimentary service voucher has been significant thus far and I would encourage all

full members to use their voucher before December 31, 2021. It can be applied to the growing range of events, training, services, and products, including the new *Property Handbook*, which is an update and expansion of the old IAVI Manual.

### Plans and advocacy

The SCSI's ambitious plan to further grow services and supports while strengthening its role as the independent, professional voice for property, land and construction, was supported by the work of the Board and the Finance Committee. For example, the advocacy role of the Society had never been more critical than during discussions to develop safety protocols for the re-opening of the sector during Covid-19. The SCSI's ability to provide a 360-view of property, land and construction was supported by additional investment in 2020, which is set to continue into the future.

It is expected that normal operational costs for the first half of 2021 will continue to be lower than previous years, with staff working remotely to ensure the provision of services to meet member needs. However, investment and the provision of additional member services are anticipated to require that the SCSI draw from its reserves in 2021.

I wish to conclude by thanking the former Treasurer, Alan Hardy, my fellow Board members, the Finance Committee members, Edward Carey and Willie Aherne, and the SCSI Finance Team of Paul Hutchinson, Lynda Carroll, Michal Fichel and Patrick King.



**Paul Mooney**  
Treasurer

# FINANCIAL REPORT

THIS IS A SUMMARY EXCERPT FROM THE 2020 AUDITED ACCOUNTS, WHICH WERE CIRCULATED IN FULL AHEAD OF THE AGM AND ARE AVAILABLE TO ALL MEMBERS.

## INCOME STATEMENT

FINANCIAL YEAR ENDED DECEMBER 31, 2020

	2020 €	2019 €
Income	3,019,302	3,389,080
Expenditure	<u>2,428,505</u>	<u>3,090,100</u>
<b>Surplus/(deficit) before interest</b>	590,797	298,980
Unrealised gains/(losses)	(2,906)	14,054
Finance income	811	947
<b>Surplus/(deficit) for the year</b>	<u>588,702</u>	<u>313,981</u>
<b>Total comprehensive income/(expenses)</b>	<u>588,702</u>	<u>313,981</u>

## STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2020

<b>Non-current assets</b>		
Property, plant and development	1,973,531	2,012,301
Investments	<u>40,612</u>	<u>43,518</u>
	<u>2,014,143</u>	<u>2,055,819</u>
<b>Current assets</b>		
Receivables	227,323	283,338
Cash and cash equivalents	<u>3,457,420</u>	<u>3,073,112</u>
	<u>3,684,743</u>	<u>3,356,450</u>
<b>Payables</b> (amounts falling due within one year)	<u>(737,927)</u>	<u>(1,040,012)</u>
<b>Net current assets</b>	<u>2,946,816</u>	<u>2,316,438</u>
<b>Total assets less current liabilities</b>	<u>4,960,959</u>	<u>4,372,257</u>
<b>Reserves</b>		
Capital reserves and funds	-	2,424,979
Retained surplus	<u>4,960,959</u>	<u>1,947,278</u>
<b>Total equity</b>	<u>4,960,959</u>	<u>4,372,257</u>
<b>On behalf of the board</b>		
Micheál Mahon and Paul Mooney		



## SCSI STAFF

Shirley Coulter	CEO	shirley@scsi.ie
Gwen Wilson	Registrar & Director of Regulation	gwen@scsi.ie
Susan Bermingham	Regulation Administrator	susan@scsi.ie
Paddy Darmody	Professional Assurance Surveyor	paddy@scsi.ie
James Lonergan	Director of Education & CPD	james@scsi.ie
Ruth Commerford-Morris	Education Manager	ruth@scsi.ie
Keith Smith	Education Programme Co-ordinator	keith@scsi.ie
Stella Foley	APC & Membership Administrator	stella@scsi.ie
Sasha Deegan	Education Programme Assistant	sasha@scsi.ie
Edward McAuley	Director of Policy & Practice	edward@scsi.ie
Katie Dempsey	Policy & Research Executive	katie@scsi.ie
Neil Flannery	Member Support Officer	neil@scsi.ie
Patrick King	Director of Membership & Public Affairs	patrick@scsi.ie
Edel Ryan	Events & Partnership Manager	edel@scsi.ie
Michelle Smith	Events & CPD Coordinator	michelle@scsi.ie
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Paul Hutchinson	Accountant	paul@scsi.ie
Lynda Carroll	Accounts and Membership Subscriptions Officer	lynda@scsi.ie
Michal Ficiel	Accounts Administrator	michal@scsi.ie
Miriam Smith	Front of House & Member Support Administrator	miriam@scsi.ie

# THANK YOU TO OUR VOLUNTEER MEMBERS

THE EXTENSIVE, EXPERT CONTRIBUTIONS OF OUR VOLUNTEER MEMBERS ARE KEY TO THE SCSSI'S ABILITY TO DELIVER ON BEHALF OF MEMBERS AND IN THE PUBLIC INTEREST. OUR SINCERE THANKS TO ALL THOSE WHO WORKED WITH US THIS YEAR.

Adrian Power-Kelly	FSCSI, FRICS	Helen Fletcher	FSCSI, FRICS	Philip Farrell	FSCSI, FRICS
Aidan O'Connor	FSCSI, FRICS	Hugh Markey	FSCSI, FRICS	Philip Littlewood	FSCSI, FRICS
Alan Hardy	FSCSI, FRICS	Ivan Gaine	FSCSI, FRICS	Richard Mossop	FSCSI, FRICS
Andrew Nugent	FSCSI, FRICS	J.D. Stewart	FSCSI, FRICS	Robert Patterson	FSCSI, FRICS
Andrew O'Kelly	FSCSI, FRICS	James Drew	FSCSI, FRICS	Roger Berkeley	FSCSI, FRICS
Anne Carton	FSCSI, FRICS	James O'Halloran	FSCSI, FRICS	Rory Lavelle	FSCSI, FRICS
Audrey Martin	FSCSI, FRICS	Jerome O'Connor	FSCSI, FRICS	Ruairi O'Driscoll	FSCSI, FRICS
Austin Sammon	FSCSI, FRICS	Joe Boyle	FSCSI, FRICS	Samuel Smyth	FSCSI, FRICS
Avril Behan	FSCSI, FRICS	John Costello	FSCSI, FRICS	Seamus Costello	FSCSI, FRICS
Ben King	FSCSI, FRICS	John Curtin	FSCSI, FRICS	Seamus Reddan	FSCSI, FRICS
Brendan Arrigan	FSCSI, FRICS	John Dawson	FSCSI, FRICS	Shane McCullagh	FSCSI, FRICS
Brendan Lupton	FSCSI, FRICS	Kara Moore	FSCSI, FRICS	Shane O'Beirne	FSCSI, FRICS
Brendan Sweeny	FSCSI, FRICS	Karol Jackson	FSCSI, FRICS	Siobhan Convery	FSCSI, FRICS
Brian Bagnall	FSCSI, FRICS	Kersten Mehl	FSCSI, FRICS	Stephen McCarthy	FSCSI, FRICS
Brian Meldon	FSCSI, FRICS	Kevin Hollingsworth	FSCSI, FRICS	Thomas Potterton	FSCSI, FRICS
Carlo Hanrahan	FSCSI, FRICS	Kevin James	FSCSI, FRICS	Tom Corr	FSCSI, FRICS
Charles Mitchell	FSCSI, FRICS	Krystyna Rawicz	FSCSI, FRICS	Tom Dunne	FSCSI, FRICS
Ciaran Sudway	FSCSI, FRICS	Liam Boylan	FSCSI, FRICS	Tom McNamara	FSCSI, FRICS
Claire Solon	FSCSI, FRICS	Lily Ellis	FSCSI, FRICS	Tomas Kelly	FSCSI, FRICS
Colin Cleary	FSCSI, FRICS	Marcus Magnier	FSCSI, FRICS	Tony O'Regan	FSCSI, FRICS
Conor Cahalane	FSCSI, FRICS	Marcus O'Connor	FSCSI, FRICS	Paddy Prendergast	FSCSI, FRICS
Conor Hogan	FSCSI, FRICS	Mark McGreevy	FSCSI, FRICS	Willie Aherne	FSCSI, FRICS
Cormac Meehan	FSCSI, FRICS	Mark Peter Bourke	FSCSI, FRICS	Aidan McDonald	MSCSI, MRICS
David Cantwell	FSCSI, FRICS	Martin O'Donnell	FSCSI, FRICS	Aimee Cafferty	MSCSI, MRICS
David Hourihan	FSCSI, FRICS	Martin O'Malley	FSCSI, FRICS	Aishleen O'Toole	MSCSI, MRICS
David McCarthy	FSCSI, FRICS	Mary Flynn	FSCSI, FRICS	Aishling O'Hanlon	MSCSI, MRICS
Denis Carron	FSCSI, FRICS	Max Reilly	FSCSI, FRICS	Aisling Leddy	MSCSI, MRICS
Dermot Durack	FSCSI, FRICS	Mervyn Feely	FSCSI, FRICS	Alan Baldwin	MSCSI, MRICS
Des O'Broin	FSCSI, FRICS	Michael Boyd	FSCSI, FRICS	Alan Duffy	MSCSI, MRICS
Desmond Byrne	FSCSI, FRICS	Michael Cleary	FSCSI, FRICS	Alan Hore	MSCSI, MRICS
Donal Hennessy	FSCSI, FRICS	Michael Daughton	FSCSI, FRICS	Alan Isdell	MSCSI, MRICS
Edward Carey	FSCSI, FRICS	Michael Gavigan	FSCSI, FRICS	Alan Nolan	MSCSI, MRICS
Eloise Heron	FSCSI, FRICS	Niall Marron	FSCSI, FRICS	Alex Walsh	MSCSI, MRICS
Enda McGuane	FSCSI, FRICS	Niamh O'Reilly	FSCSI, FRICS	Allen Devine	MSCSI, MRICS
Eugen Niculae	FSCSI, FRICS	Nigel Spence	FSCSI, FRICS	Andrew O'Gorman	MSCSI, MRICS
Felix McKenna	FSCSI, FRICS	Norman Higgins	FSCSI, FRICS	Andrew Ramsey	MSCSI, MRICS
Fergal Bradley	FSCSI, FRICS	Norman Jackson	FSCSI, FRICS	Annamaria Gallivan	MSCSI, MRICS
Fergus McMahan	FSCSI, FRICS	Oliver Farrell	FSCSI, FRICS	Anne Carroll	MSCSI, MRICS
Frank Harrington	FSCSI, FRICS	Padraig Sherry	FSCSI, FRICS	Anne O'Connor	MSCSI, MRICS
Frank O'Grady	FSCSI, FRICS	Patrick O'Hagan	FSCSI, FRICS	Anne Marie O'Connor	MSCSI, MRICS
Gabriel O'Brien	FSCSI, FRICS	Paul Dunne	FSCSI, FRICS	Annemarie Durkan	MSCSI, MRICS
Gerard Carmody	FSCSI, FRICS	Paul McElearney	FSCSI, FRICS	Anthony Cloonan	MSCSI, MRICS
Gerard Crowley	FSCSI, FRICS	Peter Stapleton	FSCSI, FRICS	Anthony Cullen	MSCSI, MRICS
Gerard O'Sullivan	FSCSI, FRICS	Peter Tuohy	FSCSI, FRICS	Anthony Glackin	MSCSI, MRICS

## VOLUNTEER MEMBERS

Anthony Kelly	MSCSI, MRICS	Edward Campbell	MSCSI, MRICS	John Vaudin	MSCSI, MRICS
Aoife Brennan	MSCSI, MRICS	Elaine Torpey	MSCSI, MRICS	Jonathan Quinn	MSCSI, MRICS
Aoife McCrystal	MSCSI, MRICS	Emer Byrne	MSCSI, MRICS	Jonathan Willis	MSCSI, MRICS
Aoife O'Sullivan	MSCSI, MRICS	Enda Haughey	MSCSI, MRICS	Joseph McCaffrey	MSCSI, MRICS
Aonghus Callanan	MSCSI, MRICS	Enda McDonnell	MSCSI, MRICS	Justin Travers	MSCSI, MRICS
Arlene Maguire	MSCSI, MRICS	Enda Sexton	MSCSI, MRICS	Katherine Flattery	MSCSI, MRICS
Ashwini Bane	MSCSI, MRICS	Eoin O'Dowd	MSCSI, MRICS	Kenneth Mulligan	MSCSI, MRICS
Barra McCabe	MSCSI, MRICS	Eoin Sammon	MSCSI, MRICS	Kevin Brady	MSCSI, MRICS
Barry O'Halloran	MSCSI, MRICS	Fergus Gallagher	MSCSI, MRICS	Kevin Cummins	MSCSI, MRICS
Berian Davies	MSCSI, MRICS	Fergus Merriman	MSCSI, MRICS	Kevin Daly	MSCSI, MRICS
Bernadette Morrissey	MSCSI, MRICS	Finbar McDonnell	MSCSI, MRICS	Kevin Larkin	MSCSI, MRICS
Bernadine Hogan	MSCSI, MRICS	Fiona Dawson	MSCSI, MRICS	Kevin Leonard	MSCSI, MRICS
Billy O'Connor	MSCSI, MRICS	Frank Cloherty	MSCSI, MRICS	Kevin McEntegart	MSCSI, MRICS
Bosco Skelly	MSCSI, MRICS	Frank Keohane	MSCSI, MRICS	Kevin Murphy	MSCSI, MRICS
Brendan McGing	MSCSI, MRICS	Frederick Millar	MSCSI, MRICS	Kieran Kennerney	MSCSI, MRICS
Brian Gilson	MSCSI, MRICS	Gary Comerford	MSCSI, MRICS	Laurence Lee	MSCSI, MRICS
Brian Kehoe	MSCSI, MRICS	Gary Morris	MSCSI, MRICS	Leanne Price	MSCSI, MRICS
Brigid Browne	MSCSI, MRICS	Gavin Doyle	MSCSI, MRICS	Lena Clarke	MSCSI, MRICS
Catherine Connolly	MSCSI, MRICS	George Hanley	MSCSI, MRICS	Leo Gray	MSCSI, MRICS
Christopher Deery	MSCSI, MRICS	Gerard O'Malley	MSCSI, MRICS	Liam Daly	MSCSI, MRICS
Christopher Grady	MSCSI, MRICS	Gerard O'Toole	MSCSI, MRICS	Liam Langan	MSCSI, MRICS
Cian Clancy	MSCSI, MRICS	Gillian Carey	MSCSI, MRICS	Liam Mulligan	MSCSI, MRICS
Ciara Marron	MSCSI, MRICS	Grace Thompson	MSCSI, MRICS	Liam Murphy	MSCSI, MRICS
Ciara O'Donnell	MSCSI, MRICS	Hannah Ganly	MSCSI, MRICS	Lisa Rocca	MSCSI, MRICS
Ciarán Gorham	MSCSI, MRICS	Hugh O'Neill	MSCSI, MRICS	Mairead O'Sullivan	MSCSI, MRICS
Ciarán Keenan	MSCSI, MRICS	Isabelle Gallagher	MSCSI, MRICS	Margaret Nolan	MSCSI, MRICS
Claire Crowley Cullen	MSCSI, MRICS	Jacqueline Brett	MSCSI, MRICS	Marguerite Boyle	MSCSI, MRICS
Colin Harney	MSCSI, MRICS	James Armitage	MSCSI, MRICS	Mark Coady	MSCSI, MRICS
Colin Smyth	MSCSI, MRICS	James Lee	MSCSI, MRICS	Mark Dunleavy	MSCSI, MRICS
Colm McKenna	MSCSI, MRICS	James Peter McCarthy	MSCSI, MRICS	Mark Fitzpatrick	MSCSI, MRICS
Conor Egan	MSCSI, MRICS	James McNamara	MSCSI, MRICS	Mark Hanton	MSCSI, MRICS
Conor Gillett	MSCSI, MRICS	Jason Finch	MSCSI, MRICS	Mark McKernan	MSCSI, MRICS
Damien McHugh	MSCSI, MRICS	Jennifer Mullen	MSCSI, MRICS	Mark Synnott	MSCSI, MRICS
Daniel Moran	MSCSI, MRICS	Jeremiah McGrath	MSCSI, MRICS	Mark Wearen	MSCSI, MRICS
David Fitzgibbon	MSCSI, MRICS	Jeremy Barnes	MSCSI, MRICS	Martin Cummins	MSCSI, MRICS
David Hughes	MSCSI, MRICS	Johanna Gill	MSCSI, MRICS	Martin Waldron	MSCSI, MRICS
David Humphreys	MSCSI, MRICS	John Brennan	MSCSI, MRICS	Mary McGarry Murphy	MSCSI, MRICS
David Nelson	MSCSI, MRICS	John Brophy	MSCSI, MRICS	Matthew Finnegan	MSCSI, MRICS
David O'Brien	MSCSI, MRICS	John Cairns	MSCSI, MRICS	Maura O'Sullivan	MSCSI, MRICS
David O'Leary	MSCSI, MRICS	John Coen	MSCSI, MRICS	Maurice O'Neill	MSCSI, MRICS
David Rowe	MSCSI, MRICS	John Duffy	MSCSI, MRICS	Megan Burke	MSCSI, MRICS
Declan Bagnall	MSCSI, MRICS	John Eustace	MSCSI, MRICS	Michael Doherty	MSCSI, MRICS
Declan Magee	MSCSI, MRICS	John Henry	MSCSI, MRICS	Michael Doyle	MSCSI, MRICS
Declan Ryan	MSCSI, MRICS	John Lawlor	MSCSI, MRICS	Michael Ferry	MSCSI, MRICS
Declan Walsh	MSCSI, MRICS	John McKone	MSCSI, MRICS	Michael Hogan	MSCSI, MRICS
Derek McDonnell	MSCSI, MRICS	John McNally	MSCSI, MRICS	Michael Horan	MSCSI, MRICS
Derek Niland	MSCSI, MRICS	John Morton	MSCSI, MRICS	Michael Kelly	MSCSI, MRICS
Dermot Kehily	MSCSI, MRICS	John O'Neill	MSCSI, MRICS	Michael McGarry	MSCSI, MRICS
Dillon Murtagh	MSCSI, MRICS	John O'Reilly	MSCSI, MRICS	Michael McKenna	MSCSI, MRICS
Eamon Gavigan	MSCSI, MRICS	John O'Sullivan	MSCSI, MRICS	Michael Mooring	MSCSI, MRICS
Eamonn Boyle	MSCSI, MRICS	John Ryan	MSCSI, MRICS	Michael Pender	MSCSI, MRICS
Eamonn Maguire	MSCSI, MRICS	John Shannon	MSCSI, MRICS	Michael Quinn	MSCSI, MRICS
Ed Dempsey	MSCSI, MRICS	John Sheils	MSCSI, MRICS	Micheál Mahon	MSCSI, MRICS

## VOLUNTEER MEMBERS

Natalie Brennan	MSCSI, MRICS	Sally Bailey	MSCSI, MRICS	Andrew O'Rourke
Natasha O'Gara	MSCSI, MRICS	Samuel Buck	MSCSI, MRICS	Brian Kavanagh
Neil Lowry	MSCSI, MRICS	Sandra McManus	MSCSI, MRICS	Catherine Greene
Neil Skelly	MSCSI, MRICS	Sandra Stapleton	MSCSI, MRICS	Catriona O'Regan
Niall Brereton	MSCSI, MRICS	Sarah Lynch	MSCSI, MRICS	Cormac Bradley
Niall Curley	MSCSI, MRICS	Sarah Sherlock	MSCSI, MRICS	Daniel Kelliher
Niall Reynolds	MSCSI, MRICS	Sarah Stafford	MSCSI, MRICS	David Holland
Niall Sudway	MSCSI, MRICS	Sarah Winters	MSCSI, MRICS	David Irwin
Nicola Harrison	MSCSI, MRICS	Seamus Leahy	MSCSI, MRICS	David Keane
Noel Larkin	MSCSI, MRICS	Seán Ryan McCaffrey	MSCSI, MRICS	Dermot O'Donnell
Noel McKenna	MSCSI, MRICS	Shane Black	MSCSI, MRICS	Dermott Jewell
Noel Walsh	MSCSI, MRICS	Shane Hartney	MSCSI, MRICS	Eamonn Smyth
Oliver Held	MSCSI, MRICS	Shane McDermott	MSCSI, MRICS	Ed Hanlon
Oliver Long	MSCSI, MRICS	Shane O'Hanlon	MSCSI, MRICS	Elia Gonzalez Salas
Ollie Fallon	MSCSI, MRICS	Shane Wherity	MSCSI, MRICS	Eoin Grant
Padraig Murray	MSCSI, MRICS	Stephen Cairns	MSCSI, MRICS	Gavin Donovan
Pat O'Sullivan	MSCSI, MRICS	Stephen Scott	MSCSI, MRICS	Gordon Henderson
Pat Winters	MSCSI, MRICS	Stephen Walsh	MSCSI, MRICS	Graham Knowles
Patricia Staunton	MSCSI, MRICS	Susan McGinnell	MSCSI, MRICS	Isoilde Dillon
Patrick Carter	MSCSI, MRICS	Terence O'Rourke	MSCSI, MRICS	Jim Daly
Patrick Hogan	MSCSI, MRICS	Thomas Browne	MSCSI, MRICS	John Bennett
Patrick Kelleher	MSCSI, MRICS	Thomas Cronin	MSCSI, MRICS	John D. Elliott
Patrick Nestor	MSCSI, MRICS	Thomas Freeman	MSCSI, MRICS	John Kennedy
Patrick O'Donnell	MSCSI, MRICS	Tim Paul	MSCSI, MRICS	Jonathan Jennings
Paul Brain	MSCSI, MRICS	Tom Kirby	MSCSI, MRICS	Jordan Ring
Paul Huberman	MSCSI, MRICS	Tomas Brady	MSCSI, MRICS	Keisha Breen
Paul Johnston	MSCSI, MRICS	Tomas Murphy	MSCSI, MRICS	Kevin O'Rourke
Paul Mitchell	MSCSI, MRICS	Tony McCauley	MSCSI, MRICS	Kevin Sheridan
Paul Mooney	MSCSI, MRICS	Trevor McCarthy	MSCSI, MRICS	Kieran Shevlin
Paul Moran	MSCSI, MRICS	Trevor Smith	MSCSI, MRICS	Margaret Kirwan
Paul O'Rafferty	MSCSI, MRICS	Val O'Brien	MSCSI, MRICS	Maria Melia
Peter Anglim	MSCSI, MRICS	Vincent Harney	MSCSI, MRICS	Mark Green
Peter Duignan	MSCSI, MRICS	Vincent Hickey	MSCSI, MRICS	Michael Condon
Peter Kinghan	MSCSI, MRICS	Ward Frisby	MSCSI, MRICS	Molly Buckley
Peter Murphy	MSCSI, MRICS	Warren McCreery	MSCSI, MRICS	Muiris de Buitléir
Peter Murtagh	MSCSI, MRICS	Yvonne Doyle	MSCSI, MRICS	Noel Traynor
Peter Reilly	MSCSI, MRICS	Yvonne Kiernan	MSCSI, MRICS	Orlagh Cawley
Peter Traynor	MSCSI, MRICS	Aifric Kenny	Assoc. SCSi	Owen Ryan
Peter Williams	MSCSI, MRICS	Aisling Keenan	Assoc. SCSi	Patrick Gray
Phil O'Connor	MSCSI, MRICS	Barry Finnegan	Assoc. SCSi	Patrick Shine
Philip Byrne	MSCSI, MRICS	Callum Bain	Assoc. SCSi	Patrick Wolohan
Philip Harvey	MSCSI, MRICS	Clara Conneely	Assoc. SCSi	Paul O'Grady
Philip Matthews	MSCSI, MRICS	David O'Meara	Assoc. SCSi	Richard Hammond
Philip Mulreid	MSCSI, MRICS	George Brady	Assoc. SCSi	Ross Griffin
Ray Hanley	MSCSI, MRICS	Hugh McCann	Assoc. SCSi	Ryan Tyrell
Raymond Murphy	MSCSI, MRICS	James Gallagher	Assoc. SCSi	Sally Donegan
Richard Latham	MSCSI, MRICS	Liam Coyle	Assoc. SCSi	Sarah Forde
Robert Hoban	MSCSI, MRICS	Majella Galvin	Assoc. SCSi	Sean Aylward
Robert Murphy	MSCSI, MRICS	Nicholas Boyle	Assoc. SCSi	Sean O'Riordan
Robert Nolan	MSCSI, MRICS	Padraig Kavanagh	Assoc. SCSi	Shane McCarthy
Roisin McAuliffe	MSCSI, MRICS	Ronan O'Hara	Assoc. SCSi	Shauna Byrne
Ronan Diamond	MSCSI, MRICS	Rowena Quinn	Assoc. SCSi	Thomas W Wren
Ronan Ryan	MSCSI, MRICS	Sinead Walsh	Assoc. SCSi	Timothy Jordan
Ruairi Mallon	MSCSI, MRICS	Stephen Moore	Assoc. SCSi	Tom Cullen
Sabrina Mackin	MSCSI, MRICS	Winston Halnon	Assoc. SCSi	William Heffernan





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