

# ANNUAL REPORT 2019/2020

ADVOCATE | EDUCATE | REGULATE



**RICS**

the mark of  
property  
professionalism  
worldwide



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# EMBRACING CHALLENGE AND CHANGE

THIS YEAR HAS BROUGHT THE BEST OF THE SCSI TO THE FORE.

When I commenced my term as President in May 2019, the main things the Society had to deal with immediately were Brexit and the search for a new CEO.

While the former has faded somewhat over the last few months due to the Covid-19 pandemic, I'm delighted that we successfully recruited our new CEO, Shirley Coulter, who started in January and very quickly made a significant and positive impact.

Two things I was personally invested in for the year were the introduction of a sustainability policy and increased member involvement. With the enthusiasm, hard work and commitment of the Sustainability Working Group, we published the SCSI Sustainability Policy and shared it as a template with members for use in their own firms. We have changed how we operate as an organisation and, through the delivery of a number of CPD events, we are increasing awareness and knowledge of sustainability issues right across the land, property and construction sectors. We will continue this process of change.

I found that one of the most enjoyable aspects of the role was attending events to meet members from different professional groups and different counties. The breadth of knowledge, experience, expertise and humour I encountered on a regular basis was truly impressive.

Volunteer involvement and member engagement has increased, partly driven by the Covid-19 pandemic we have been dealing with over the last few months. I am, and you all should be, very proud of how we have contributed individually and as an organisation to containing the virus in terms of playing our part in restricting movement, closing businesses temporarily, etc., and in re-opening the industry and getting our profession back to work, albeit in a different way to how we operated before. On behalf of the Board, the staff and the wider membership I'd like to express my sincere thanks for all your efforts over the past year, and particularly the

last few months where you have risen to the unprecedented challenges we have faced.

The virus has certainly taken its toll and our thoughts are with members who may have lost family and friends, had to deal with illness, or struggled with the impact of the pandemic on their business. I also express my thanks personally, and on behalf of the membership, to the SCSI staff who have displayed true professionalism throughout the crisis, providing a wide range of practical supports to members while adapting to their changing needs.

We are all entering some sort of changed normal in our lives due to Covid-19. At the same time, we are proceeding with plans to introduce a new governance structure for the SCSI, which I'm sure will serve our members well. I encourage you all to embrace the changes and challenges that lie ahead, and I look forward to the Society continuing to make – with the support of members – an important contribution to the economic and social life of the country.

**Johanna Gill**

President, 2019-2020



# A POSITIVE OUTLOOK

## THE COVID-19 CRISIS HAS FURTHER HIGHLIGHTED THE NEED FOR STRONG REPRESENTATION FOR THE PROFESSION.

The SCSi is delighted to publish our 2019-2020 Annual Report, which encompasses the Society's extensive work on behalf of the surveying profession for the period May 2019 to July 2020. The Report covers an extended period due to the delay in holding our AGM as a result of the Covid-19 pandemic. The significant contribution of our members is evident throughout this report, which highlights the many achievements of the last year, from the publication of reports to the hosting of events, from regulation to a wide range of educational activities. It has been a busy, rewarding and challenging 14 months for the SCSi.

### Relevance reinforced

While coronavirus only hit towards the end of the normal committee year, its impact reverberates throughout this extended Annual Report. One positive from these unprecedented times is the reinforcing of the absolute need for strong, unified representation for the profession. The SCSi's Covid-19 business contingency plan focused on supporting members through the crisis, maintaining the day-to-day business to the fullest extent possible, and preparing for work in a radically different environment. Its successful implementation ensures that the Society has a strategic, planned approach to dealing with the challenges posed by the pandemic. Thankfully this plan enables collaborative working across the profession and with external stakeholders to develop protocols that facilitated the prompt and safe reopening of the construction and property sectors. A key project that has also progressed is the governance review, and we are confident that the new committee structure will better harness the collective expertise of members.

### Continued membership growth

The recognition of the importance of the advocacy role played by the SCSi, in addition to our education and regulatory services, is also reflected in growing membership numbers, which have increased significantly over the course of the last 18 months. Our current membership total of 5,440 (including trainees) is an increase of almost 5% for the first six months of this year, while 2019 saw a 20% increase in membership on the 2018 figure. Another positive indicator for the profession is the fact that APC applications are well ahead of previous years. An area where more work must be done is in increasing our membership diversity, including improving our gender balance. This will be a key focus for the Society going forward.

### Financial stability

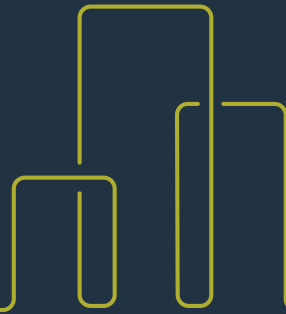
While the financial report, which can be found on page 28, sets out the strong financial position of the SCSi thanks to our prudent financial management and reserves policy, we are not immune to the financial impacts of coronavirus. A number of cost-saving measures have been implemented over the last number of months to mitigate the reductions in income already experienced and predicted to continue into 2021. The significant uncertainty about the wider economic effect of coronavirus makes it difficult to predict the full extent of the impact on members and the organisation, but we are confident that the cost mitigation measures, coupled with continued investment in enhancing member services, will ensure that the SCSi is in a position to continue to deliver significant benefits and value for members now and into the future.

### Representing the profession

Despite the unprecedented challenges of Covid-19, I am pleased to say that thanks to the unrelenting commitment and work of our volunteers, members and staff, the SCSi has emerged a stronger, more resilient and technology-enabled organisation. I would like to take this opportunity to thank our Council, numerous volunteers and members for the warm welcome and fantastic support I have received since taking up my role in January. In particular my thanks go to President Johanna Gill and the Board, and to our staff, for their dedication and hard work, especially over the last months. As the new Government takes office, we will continue to work hard to ensure that the voice of the surveying profession is heard by key decision makers. Harnessing the expertise and insight of our members to influence construction and property policy formation will be a top priority for the Society going forward. I look forward to working with members for the advancement of the profession and in the public interest.

**Shirley Coulter**  
Chief Executive Officer





# ADVOCATE

REPRESENTING  
THE PROFESSION IN  
THE PUBLIC INTEREST

### THE SOCIETY ENGAGED WITH ALL STAKEHOLDERS TO ENSURE AN EARLY RETURN OF CONSTRUCTION AND PROPERTY, WHICH COMMENCED WITH THE REMOBILISATION OF CONSTRUCTION ON MAY 18.



#### Society response to Covid-19

##### Advocating for members' safe return to work



During the Covid-19 lockdown, the main priority for the team in Merrion Square was to provide as much practical help as possible to members. This was achieved by issuing regular updates and guidance notes to members via email and ezines, while also setting up a dedicated coronavirus page on our website containing all the relevant information. Further

practical measures included extensive online continuous professional development (CPD) offerings, and the establishment of a confidential HR and Employment Law Helpdesk, which was available to SCSi members at no additional cost. The SCSi also identified a supplier of personal protective equipment (PPE) for members at discounted rates. The second strand of the SCSi's response was business continuity for the Society itself, its Council, Board and Professional Groups (PGs). Thanks to the dedication of all the members of these groups, and our hard-working staff, the SCSi continued to function as close to normal as possible with regular online meetings being held across all PGs and committees. As a result, all key projects were progressed and many new initiatives commenced as part of the third strand of our response: preparing for working in the new Covid environment.

The overwhelming and consistent message delivered through the Covid-19 member impact survey conducted in late April, through PG and committee meetings, and through emails and telephone calls, was that the priority must be to assist in members' safe return to work. The Society engaged with all stakeholders to ensure an early return of construction and property, which commenced with the remobilisation of construction on May 18. We also drafted the 'Surveying Safely'

protocol to enable members to return to work safely and, through our Chairmanship of the Construction Industry Council (CIC), helped to co-ordinate the response of industry bodies and to lobby for a sustained recovery plan for the sector.

At the same time the Society worked with the Property Services Regulatory Authority (PSRA) and the Institute of Professional Auctioneers and Valuers (IPAV) on a Joint Sector Property Protocol, which was presented to the Department of Housing, and which enabled the safe return to work of our property members on June 8.

##### SCSi establishes expert working groups

In response to the significant impact of coronavirus on all our lives, and on the economy, the SCSi established several working groups, which have been assigned specific tasks in the areas of property, land and construction. The fact that the SCSi represents 12 professional disciplines, with experts across the entire built environment, places our organisation in a unique position to provide accurate, well-informed advice to the Government and State agencies on the steps required to mitigate the impact of Covid-19 and maintain a thriving economy. The delivery of housing and the survival of our commercial and construction sectors are areas in which the SCSi has invested much time and resources. The expert groups will consider new initiatives to bring more housing to the market, and to ensure that funding streams continue and that our important capital investment plan is secured. It is also vital that we avoid the mistakes of the past, which saw mass emigration, particularly among those in the construction sector, leading to widespread skills shortages.

##### SCSi Covid-19 working groups

1. Assisting Property Market Recovery
2. Assisting Construction Sector Recovery
3. Surveying Safely Protocols
4. Building a Sustainable Future
5. Rural Town Rejuvenation
6. The Future of our Residential and Commercial Rental Market

## THE SOCIETY HAS REINFORCED ITS POSITION AS THE LEADING VOICE ON PRICES AND COSTS IN THE INDUSTRY, WITH RECENT SUCCESS IN HIGHLIGHTING CONSTRUCTION AND OVERALL DELIVERY COSTS IN NEW APARTMENT AND HOUSE BUILDING.

### Engagement with Government and other stakeholders

#### Keeping the focus on housing

The Society has reinforced its position as the leading voice on prices and costs in the industry, with recent success in highlighting construction and overall delivery costs in new apartment and house building. As a professional body, policymakers seek our expertise to assist in identifying solutions to improve viability and affordability in the housing sector.

We have played a vital role in discussions with Government regarding its plans to introduce a new land agency to guide and manage the utilisation of State lands.

The Society made a submission supporting the establishment of the Land Development Agency and made recommendations to improve its impact on housing delivery.

These recommendations were presented to and discussed with TDs and Senators at the Oireachtas Joint Committee on Housing, Planning and Local Government in October 2019 as part of the Committee's pre-legislative scrutiny of the general scheme of the Land Development Agency Bill 2019.

#### Public procurement

Having an effective and efficient public procurement process is vitally important to ensure value for money and to attract new entrants into the sector to deliver important State projects.

In 2019 and 2020, the Society engaged regularly with the Department of Public Expenditure and Reform and the Office of Government Procurement, and discussions have progressed significantly.

The Society has made a number of recommendations to officials to improve our procurement processes, including the need to establish a passport system to reduce administrative burden on companies tendering for works, the need for clarity on the scope of works, and to establish clear fee breakdown for service delivery to improve cost comparison.

### Chair of Construction Industry Council



Digitisation, climate change and skills shortages are the main issues being discussed at the Construction Industry Council (CIC), a representative body comprised of the Construction

Industry Federation, the Royal Institute of Architects of Ireland, Engineers Ireland, the Society of Chartered Surveyors Ireland, the Association of Consulting Engineers in Ireland, and the Building Materials Federation. The SCSi took over as Chair of the CIC in early 2020 and will remain in the role for two years. Our involvement with the Government's Construction Sector Group ensures regular and open dialogue between Government and industry on how best to achieve and maintain a sustainable and innovative construction sector positioned to successfully deliver on the commitments in Project Ireland 2040. The digital building information management (BIM) project, which is one of the core projects under this group's remit, will see the establishment of a strategy to implement digitisation in the construction sector, such as modular housing, BIM, further education of trades and new entrants, and improved capacity within the sector.

### Valuation standards and bank engagement

Our Chartered Valuers continue to provide expert advice to clients in residential and commercial property. The Society published additional guidance for members – a valuation checklist – and completed a very successful roadshow of Red Book CPD events across the country in 2019.

### Property Services Regulatory Authority

Our Property User Forum continued its meetings over the last year to provide important feedback to the regulator in relation to licensing, audits and best practice guidance. In June 2019, the Society made a very detailed submission in relation to Property Services Regulatory Authority (PSRA) proposals to introduce minimum standards for property service providers. The proposals focused on setting out clear



# THE SOCIETY STRONGLY SUPPORTS THE NEED TO INCREASE DENSITY IN OUR CITIES, TOWNS AND VILLAGES, AND BELIEVES THAT ACHIEVING THIS OBJECTIVE THROUGH INCREASED BUILDING HEIGHTS IN THE URBAN ENVIRONMENT IS IN MANY CASES APPROPRIATE.

timelines on communications with clients and customers, the sharing of property data, and codes of conduct when providing services to clients, as well as other key recommendations.

### Importance of density in cities, towns and villages

The Society strongly supports the need to increase density in our cities, towns and villages, and believes that achieving this objective through increased building heights in the urban environment is in many cases appropriate. At the end of 2019, we made a submission to the Department of Housing, Community and Local Government on the Proposed Amendments to the North Lotts and Grand Canal Dock Planning Scheme. The Society welcomes the principle of the draft proposals within the Amended Planning Scheme.

### Residential rental sector – call for reform

We have seen many changes to rental legislation in recent years and



also the unintended consequences of such radical changes. In 2019/2020, the SCSi represented members' concerns with the Department of Housing in relation to the Anti-Evictions Bill 2018 and we will continue this representation to ensure that we can work towards a rental sector that is in the interests of tenants, property owners and those that work within the sector.

## SCSi reports and guidance

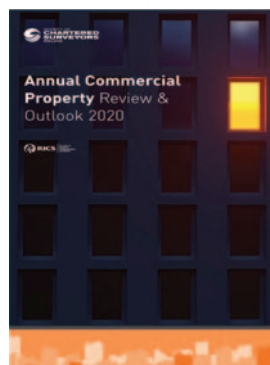
### Sustainability guidance for members



With members involved in all aspects of the built environment, the Society was keen to ensure that the profession was leading on the 'green agenda' in 2019. We have stepped up to provide more guidance to members to ensure that we are all doing our bit to change behaviours and reduce carbon output in the built environment. Our Sustainability Working Group published a sustainability policy in

December 2019 for the organisation to adopt, which sets out clear direction for all those procuring services on behalf of the organisation. As well as adopting the sustainability policy template at the Society, we have also made it available for members to use in their firms.

### Representing the commercial sector



Our Annual Commercial Property Review and Outlook 2020 report, published earlier this year, was compiled from the responses of over 400 Chartered Surveyors across Ireland. The data contained within the Report covers the issues that shaped the commercial property market in 2019, and highlights issues that Chartered Surveyors believe will shape the market in 2020. Brexit was

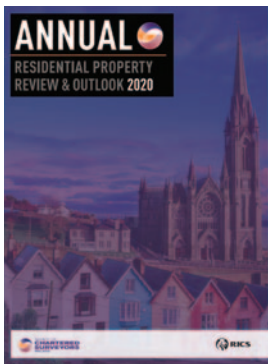
the leading concern that framed performance and market outlook in 2019. Changes in Budget 2020 on the tax treatment of commercial property were also viewed by many as a real concern. The 7.5% rate of stamp duty is now one of the highest in the EU and its further increase was an unexpected additional cost burden on the sector, especially for those outside major urban centres. Covid-19 was very much an unforeseen issue and therefore we look forward to future reports to get a better understanding of its impact regionally and by asset class. The SCSi has established a committee tasked



## THE SCSI REMUNERATION AND ATTITUDES SURVEY HAS BECOME A RELIABLE REFERENCE DOCUMENT AMONG ALL SURVEYING DISCIPLINES, BOTH FOR EMPLOYEES AND EMPLOYERS ACROSS IRELAND.

with devising measures to assist the commercial sector during this time of national and global crisis. Our volunteers will continue this work to help guide our newly elected Government with practical and effective supports for owners and tenants.

### Delivering housing to meet demand



Housing remains a high priority for our sector and for Government. Housing delivery targets are down on forecasts and recent Covid-19-related events have impacted. Our Annual Residential Property Review and Outlook 2020 report, published in January of this year, highlighted the growing uncertainty regarding Brexit. It was noted repeatedly across interviews that Brexit had

undermined the confidence of many potential homeowners and landlords. With rental increases limited by legislation, and a requirement for a large deposit before buying a house, many potential homeowners were satisfied to continue to live in their current accommodation for another year, secure in the knowledge that their rent would not significantly increase and their deposit was being accumulated. This led to low levels of transactions, especially in the second half of 2019. Likewise, investors were reluctant to undertake any significant investment decision until there was clarity about the timing of Brexit. The market has now moved on to more pressing issues, one being the impact of Covid-19. The SCSi is bringing more updated cost information to policymakers to help them make the right decisions. By the end of summer 2020, we will have published updated figures on the costs of delivering housing to the market. At a time of increasing concern about social and affordable housing, our latest data will be a very welcome addition to this long-standing national debate.

In a response to Covid-19, the SCSi will also be publishing its latest National Market Report, outlining the impact of Covid-19 on the market. Activity remains brisk across many parts of the country and this report will shed light on the continued sales and rental activity post June 8, when the property market reopened.

Our joint report with the Central Bank of Ireland, which was published in July 2019, is another example of how the SCSi is bringing real-time market data and expert views to many stakeholders including buyers, sellers and the general public.

### Remuneration report shows optimism in the sector



Due to the success of our 2017 'Remuneration and Benefits Report', the SCSi published an updated version, the 'Remuneration and Attitudes Survey' in 2019. Again, response rates remain at the highest levels recorded for any survey, with in excess of 1,100 responses. The SCSi Remuneration and Attitudes Survey has become a reliable reference document among all surveying disciplines, both for

employees and employers across Ireland. With national median salaries now at €70,000 for full-time Chartered Surveyors, which is an increase on results published two years ago, the report points towards general optimism in the various property, land and construction sectors. Now that we have begun to reopen society and business following the Covid-19 crisis, all GDP forecasts have been revised downwards to reflect the economic shock and the cost of Covid. A future update of the report will provide real insight as to the financial impact on our profession.

### The future of agriculture and its impact on land values



The full impact of Covid-19 on land values, land rental prices and on agriculture in general is yet to be understood and assessed. While the agricultural sector and its property market are not immune to a dampening of consumer confidence, the importance of the sector was evident when the Government defined it as an essential service during the Covid-19 lockdown.

The SCSi and Teagasc published the

### THE SCSI DOUBLED ITS OUTPUT OF INTERNAL COMMUNICATIONS AT THE OUTSET OF THE COVID-19 CRISIS



17 PROFESSION AND MARKET REPORTS



6 CONSUMER GUIDES/BEST PRACTICE GUIDANCE

'Agricultural Land Market Review & Outlook 2020' report in April. The findings were based on a national survey of member surveyors and auctioneers conducted in December and January.

As land sales activity remained largely unchanged on a national basis, two issues that stood out were the 'Brexit effect', bringing uncertainty to investment decisions, and the impact of another rise in stamp duty.

Land is still seen as a prudent investment and therefore activity was plentiful in most parts. We await the review of the Common Agricultural Policy and what this means for farmers, the subsidies they receive (which can be as much as 59% of total income), and the impact, if any, on land prices.

In this year's report, we were also delighted to publish the SCSI's first ever agricultural land index, which dates as far back as 1970 and will be of assistance to those seeking reliable data for Capital Gains Tax valuations.

#### Construction – latest data on tender price inflation

According to our latest Tender Price Index, updated in March 2020, tender price inflation is now at a yearly national rate of 6%. We provided a regional breakdown of tender inflation, as well as six-monthly forecasts. Our most recent report excludes the impact of Covid-19 as it was too early to assess this; however, it is intended that our autumn report will include forecasts.

#### Collaboration with PricewaterhouseCoopers

Our continued collaboration with PricewaterhouseCoopers (PwC) will see the publication of our yearly Construction Market Monitor report in autumn 2020.

The report will attract significant media coverage, enabling the SCSI to shine a light on the current and real issues facing our sector. In response to Covid-19, the SCSI has also established the Assisting the Construction Sector Working Group, which is specifically tasked with drafting policy positions on a number of important topics, such as land usage, construction costs, procurement issues, and how to address the skills shortage.

#### Amendment to ARM

The ARM 4 Standing Committee issued the notice of amendments to ARM4, Supplement 2, which applied from January 2, 2020.

Earlier in the year, the ARM Joint Committee issued an Advice Note (May 27, 2019) arising from concerns in the industry and among parties commissioning construction contracts about the standard of some Bills of Materials currently being issued with tender documents. This work is important in ensuring that practitioners comply fully with the relevant ARM requirements.

#### Rejuvenation of small town centres

In 2017, our 'Rejuvenating Ireland's Small Town Centres – a Call to Action' report received significant attention. We are now updating and re-issuing this report to continue to contribute to national policy. We are delighted to see such a significant focus on this topic in the Programme for Government so that more can be done to support local businesses, our town centres and ultimately the historic fabric of our smaller communities. The SCSI and its working group tasked with moving this initiative further will be engaging with Government to share our views and help to develop new ideas and schemes to stimulate investment.

#### Pre-Budget 2020 submission

Our Pre-Budget 2020 submission, entitled 'Building Better Buildings' focused on three main areas: meeting the housing needs of a growing population; regional supports for rural rejuvenation; and, the future of construction. The submission included the following key recommendations:

- reduce Capital Gains Tax from 33% to 8% for residential zoned/serviced land;
- build to rent sector – increase stamp duty from 2% to 6%;
- audits of multi-unit developments built during the Celtic Tiger era to identify high-risk building defects;
- cost-benefit analysis to be carried out on all regulation changes;
- extension of strategic housing development fast-track process until 2021;

- PRE-BUDGET 2020 SUBMISSION
- DEVELOPMENT OF REMOTE SENSING IN IRELAND
- A REVIEW OF THE SHD PROCESS AND RECOMMENDATION FOR EXTENSION
- NORTH DOCKS PLANNING CONSULTATION
- PUBLIC PROCUREMENT SUBMISSION
- PSRA REVIEW OF MINIMUM STANDARDS FOR PSPS
- LAW REFORM COMMISSION ISSUES PAPER ON COMPULSORY ACQUISITION OF LAND
- CLIMATE ACTION PLAN
- NATIONAL POLICY ON ARCHITECTURE
- REVIEW OF THE PROBATE PROCESS
- SUBMISSION ON THE PROPERTY REGISTRATION AUTHORITY

- Members of the SCSI provide a vast array of professional services and help to highlight the many areas of specialism available. In spring 2020, work commenced on a Property Practice Manual for the general practice agent and valuer. We hope to publish this manual later in the year.




## SCSI GUIDE TO A MORE SUSTAINABLE HOME

WE ARE ALL AWARE OF THE NEED TO ACT AGAINST CLIMATE CHANGE, BUT WHAT CAN WE DO TO HAVE A REAL DIFFERENCE? FOCUSING ON SUSTAINABILITY WHEN BUILDING OR RENOVATING OUR HOMES IS ONE WAY THAT WE CAN SAVE ENERGY, REDUCE GREENHOUSE GAS EMISSIONS, AND SAVE MONEY WITH REDUCED UTILITY BILLS TOO.

### “We’ve got to keep our money

you and to improve the world.”

- ▶ Green building resources can be used to design the most energy efficient structure, and encourage the building that minimises energy consumption risk.
- ▶ Action resources can use energy-efficient storage systems, and technologies like solar and wind.

### Renovations

Renovate design uses expert design of building and energy use in the green building process, to minimise construction and energy use in the building process, and to minimise the building process.

Renovate design is a series of steps in building a new home. It is a series of steps in building a new home. It is a series of steps in building a new home.

### Energy (Mains)

There can be a lot of ways to save energy when renovating, including using energy-efficient or energy-efficient energy.

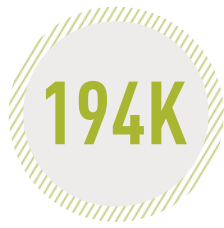
The infographic provides a comprehensive guide to energy efficiency in a sustainable home. It covers various aspects of energy use, from lighting and appliances to windows, doors, roofs, floors, walls, ceilings, basements, attics, garages, porches, patios, decks, fences, gates, driveways, sidewalks, lawns, gardens, trees, shrubs, flowers, vegetables, fruits, herbs, spices, oils, vinegars, salts, sugars, starches, proteins, fats, carbohydrates, vitamins, minerals, antioxidants, phytochemicals, phytonutrients, and phytoestrogens. Each section offers practical tips and advice on how to reduce energy consumption and save money on utility bills.





11

## ADVOCACY



SCSI HOUSE REBUILDING CALCULATOR HAS BEEN VIEWED BY 194K PEOPLE



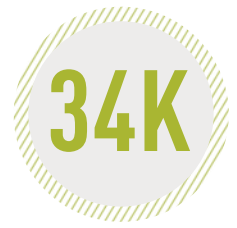
MEMBER EZINES



OPINION PIECES



IRISH TIMES WEEKLY PROPERTY CLINIC – OVER 120 QUERIES ANSWERED



34K REFERRALS TO THE SCSI FIND AN EXPERT PAGE

### ***The Property Clinic* – highlighting the value of Chartered Surveyors**

In 2019, the Society continued its partnership with *The Irish Times* to provide over 120 features written by property and construction surveyors in the *Property Clinic*. These articles cover a wide range of residential topics, from boundaries to sustainable renovation, landlord and tenant issues, and complex home sale issues. The Society is also improving our Find an Expert page, to which there were 34k referrals during an 18-month period.

### **Clear communication to the profession in a time of crisis**

The SCSI doubled its output of internal communications at the outset of the Covid-19 crisis to ensure that members were kept up to date with the latest industry news and developments across the profession.

At the same time, we strengthened our advocacy role in the first half of the year – and doubled our potential media reach – by securing strong coverage for our reports, publishing topical and incisive articles, and providing excellent consumer advice and expert commentary to the general public and the media, respectively.

### **Turning the media spotlight on insurance challenges**

The difficulty regarding securing adequate insurance products at affordable levels is an issue for those delivering professional services across property and construction. Through the Construction Industry Council, in February 2020 the Society made representation to Government regarding the challenge faced by those trying to access professional indemnity insurance. We have highlighted the knock-on effect that bogus insurance claims are having on those that provide essential property services to clients, such as agents, valuers and property managers. As holders of professional indemnity insurance, professionals are also victims of bogus claims, which potentially leave their insurance policy in the firing line. It is likely that we will see this debate and discussion continuing into 2021 and beyond.

**THE SCSI PUBLISHED  
A GUIDE  
TO RENEWABLE  
TECHNOLOGY  
IN THE HOME FOR  
PROFESSIONALS  
TO USE OR SHARE  
WITH CLIENTS.**

### **Updated Guide to House Rebuilding Costs**

The Guide to House Rebuilding Costs, which the Society produces annually, has become an essential tool for homeowners to calculate the rebuilding costs of their home for insurance purposes. The Society's Guide and the associated calculator are mentioned in nearly all insurance policies as the basis for independent professional guidance for all homeowners. In 2019, house rebuilding costs increased by an average of 6% nationally. The rise in costs can be attributed to rising wage costs, new regulations and demolition waste charges. Over the past 18 months, the calculator has been viewed and used by 194k people.

### **Working together to celebrate the sector**

The KPMG Irish Independent Property Industry Excellence Awards are the beacon for excellence and integrity in the Irish property sector. The Society was delighted to continue its association with the Awards for another year. Award winners set the benchmark for professionalism and showcase the best that industry stakeholders have to offer. Congratulations to the many members from shortlisted and winning companies including Dublin City Council, JLL, Cairn, ILIM, Bid X1, John Paul Construction, and BAM.

381 MEDIA ARTICLES  
AND APPEARANCES



7,972 LINKEDIN  
FOLLOWERS



130 BROADCAST  
MEDIA ITEMS

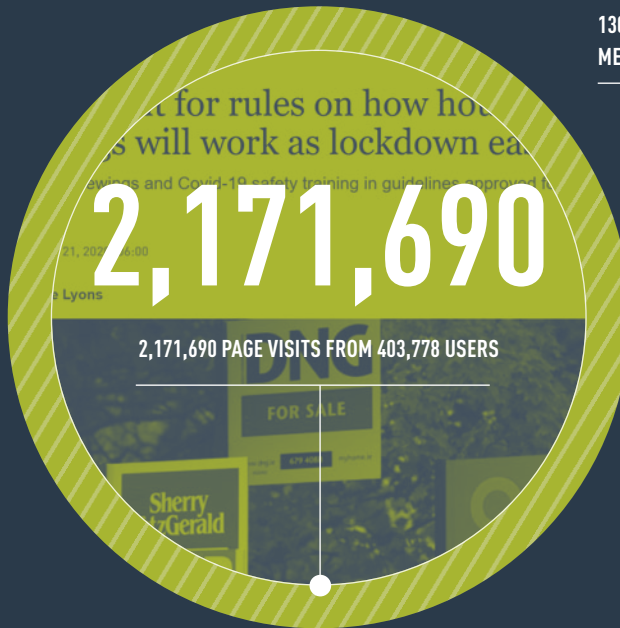


8 NATIONAL RADIO  
INTERVIEWS



2,171,690

2,171,690 PAGE VISITS FROM 403,778 USERS



5,157 TWITTER FOLLOWERS



251 PRINT AND  
ELECTRONIC MEDIA ITEMS





# THE YEAR IN PICTURES

WHILE COVID-19 MEANT THAT NO IN-PERSON EVENTS TOOK PLACE AFTER MARCH 2020, THERE WERE MANY OCCASIONS PRIOR TO THIS WHERE SCSi MEMBERS CAME TOGETHER TO NETWORK, LEARN AND CELEBRATE.

MARCH 2019

NORTH EAST REGION ANNUAL DINNER



Pictured at the SCSi North East Region Annual Dinner were (from left): Andrew O'Gorman; Gillian Tyrrell; Johanna Gill; special guest Brent Pope; and, George Brady.

APRIL 2019

REGIONAL CPD SERIES EVENTS



Fergus Merriman, Chartered Building Surveyor, gave an nZEB masterclass at the Western Region

MAY 2019

SCSi/PwC CONSTRUCTION MARKET MONITOR



Pictured at the launch of the SCSi/PwC Construction Market Monitor were (from left): Charles Mitchell, SCSi QS Chair; Edward McAuley, Head of Practice and Policy, SCSi; Joanne Kelly, Head of Real Estate, PwC; Sinead Lew, Senior Taxation Director, PwC; and, Donal O'Neil, Ardstone Construction.

MAY 2019

SURVEY IRELAND CONFERENCE



Among many other speakers on developments in geospatial surveying, Dr Eoin Galavan, Clinical and Counselling Psychologist, spoke on well-being in the workplace.

MAY 2019

SCSi GOLF DAY



The annual SCSi Golf Day took place in the Hermitage Golf Club, Lucan, Co. Dublin, on May 16, 2019. This team event was won by RF Property Management.

JUNE 2019

YSCSi TAG RUGBY



Ciaran Keegan (far left) and Catherine Connolly (far right) of the SCSi, with the winning Savills team (from left): Billy Flynn; Graham Quinn; Sean Ryan McCaffrey; Ben McArdle; Roisin Lenehan; Philipp Von Matuschka; Hugh Herity; Andrew Thompson; James O'Rourke; and, Gregor Potterton.

JUNE 2019

LIONHEART GOLF



This year's LionHeart Golf winner, Brian O'Neill (left), was presented with his prize by Davina Goodchild, CEO of LionHeart.

AUGUST 2019

SCSi/IRISH TIMES TENNIS TOURNAMENT



Hugh Moulton, Avril Clare, Tom Lawless and Alexandra Drummy of tournament winners William Fry with Peter Dargan of The Irish Times (fourth from left), and SCSi President Johanna Gill (far right).

SEPTEMBER 2019

SCSi 5K FUN RUN



The Annual SCSi 5K Fun Run took place in Herbert Park, and was sponsored by Cushman & Wakefield.

OCTOBER 2019  
PROPERTY AND FACILITY MANAGEMENT



Property and Facility Management Conference  
Hannah Dwyer of JLL Ireland was one of the speakers at the PMFM conference in Dublin.

OCTOBER 2019  
YSCSI BALL



YSCSI Chair, Catherine Connolly, at the YSCSI Ball.

NOVEMBER 2019  
PAST PRESIDENTS DINNER



The SCSI Past Presidents Dinner is an opportunity for the Society to recognise the Past Presidents of the organisation as well as the IAVI, IPFMA, IIS, and SCS.

NOVEMBER 2019  
SCSI NATIONAL CONFERENCE



Over 300 delegates attended the SCSI National Conference at the Mansion House.

NOVEMBER 2019  
SCSI NATIONAL CONFERENCE



From left: John Moran, Land Development Agency; Johanna Gill, SCSI President; and, Marian Finnegan, Sherry FitzGerald.

NOVEMBER 2019  
CONSTRUCTION AND PROPERTY INSIGHTS



Pictured at the Seminar were (foreground): Emer Cassidy, Mortgage Manager, AIB; and, Eoghan Murphy TD, then Minister for Housing, Planning and Local Government. Background: Harry Walsh, HW Planning; Derek O'Shea, Head of Development Finance, AIB; and, Tony Wallace, Chair, SCSI Southern Region.

NOVEMBER 2019  
WESTERN REGION ANNUAL DINNER



Pictured at the Western Region Annual Dinner in the Ardilaun Hotel, Galway were (from left): Enda McGuane, Chair, Western Region Committee; Johanna Gill, SCSI President; and, TJ Cronin, SCSI Second Vice President.

FEBRUARY 2020  
SCSI ANNUAL DINNER



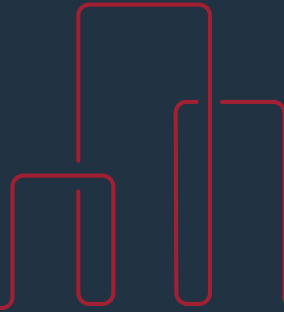
Pictured at the SCSI Annual Dinner in the Clayton Hotel, Burlington Road, were (from left): SCSI CEO Shirley Coulter; special guest Dara Ó Briain; and, SCSI President Johanna Gill.

MARCH 2020  
INTERNATIONAL WOMEN'S DAY



At the SCSI's event in Merrion Square to mark International Women's Day were (from left): SCSI CEO Shirley Coulter; Natasha Fennell, Stillwater Communications; and, Johanna Gill, SCSI President.





# EDUCATE

**SUPPORTING A HIGHLY  
SKILLED SURVEYING PROFESSION**



**22%**  
INCREASE IN APC  
INTERVIEWS COMPARED TO  
2018

### Third-level courses and students

The Society continues to collaborate with higher education institutions across Ireland to provide the highest standards of education in all aspects of the profession, and to produce a pipeline of highly qualified graduates to ensure a strong future for the sector.

This year, the SCSi and IT Sligo launched Ireland's first online Postgraduate Certificate in Mechanical & Electrical Quantity Surveying. The first group of students started the course in January 2020. We also celebrated the first intake of students to the SCSi/IT Sligo online Higher Certificate in Property Services and Facilities Management in September 2019. These courses are being delivered online to provide nationwide delivery, and because of this flexibility, were completely unaffected by Covid-19.

The SCSi and Limerick Institute of Technology received approval from Solas for the development of one of Ireland's first Level 9 apprenticeships, which will be an MSc in Quantity Surveying delivered by Limerick IT. This apprenticeship is currently in development.

The range of accredited courses available to students has been

**82**  
NEW CHARTERED SURVEYORS  
GRADUATED

expanded to help increase the pipeline of talented graduates for employers. IT Carlow's BSc in Quantity Surveying received accreditation in 2019, bringing the total number of institutes in Ireland with SCSi-accredited courses to 10.

Students from all accredited course providers were encouraged to attend SCSi CPD events throughout the year, and students from Letterkenny IT were particularly active, attending events in Sligo and in Dublin, where they met the education team to discuss progression from student membership to APC post graduation.

Along with other professional bodies, the SCSi is collaborating with

#### SCSi-accredited courses

Carlow Institute of Technology	BSc Quantity Surveying	
Cork Institute of Technology	BSc Quantity Surveying	MSc Construction Project Management
Dundalk Institute of Technology	BSc Building Surveying	
Galway-Mayo Institute of Technology	BSc Construction and Quantity Surveying	
Letterkenny Institute of Technology	BSc Quantity Surveying	
Limerick Institute of Technology	BSc Quantity Surveying MSc Quantity Surveying	BSc Property Valuation and Management
Maynooth University	MSc Geographical Systems and Remote Sensing	
Sligo Institute of Technology	BSc Quantity Surveying BSc Construction Project Management and Applied Technology	BSc Construction Project Management
Technological University Dublin	MSc in Geographic Information Systems BSc Quantity Surveying and Construction Economics BSc Geomatics MSc Spatial Planning MSc Real Estate	MSc in Geospatial Engineering BSc Property Economics BSc Property Studies MSc Quantity Surveying MSc Planning & Development
Waterford Institute of Technology	BSc Quantity Surveying	MSc Construction Project Management

## EDUCATION



# 34

## SCHOOL TEAMS ATTENDED IT CARLOW DEBATING COMPETITION



Letterkenny IT students on a site visit to a social housing project in Derry.



Student induction at IT Sligo's Higher Certificate in Property and Facilities Management. From left:

Quality and Qualifications Ireland (QQI) to align accreditation standards with QQI processes to help ensure alignment of industry and academic needs on accredited courses, and to remove duplication from processes. In parallel to this work, an updated accreditation policy was launched in 2019 to ensure that the SCSi continues to align to RICS global standards. The new policy is currently being successfully rolled out to all partner institutes.

### CPD

#### Supporting member commitment to professional development

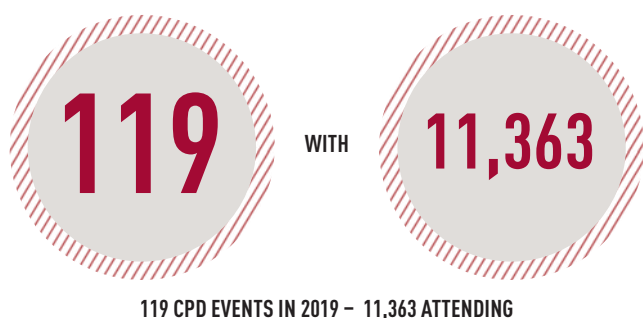
We provided professional development opportunities at 119 CPD events in 2019, including accredited PSRA CPD, which was delivered nationwide. We had a total attendance of 11,363 members and non-members throughout 2019.

Our sell-out national conference in the Mansion House attracted the highest attendance rate yet. The SCSi continues to provide PSRA CPD during 2020, with two hours of new, interactive e-learning available to all members and licence holders. Some 60 face-to-face and online CPD events were held between January and the end of June 2020, with over 5,000 attending.

#### Expanded offering of training courses

Throughout 2019, the SCSi continued to expand on the technical training available to members and provided in house for member organisations, including:

- Financial Modelling
- Excel for Real Estate
- OMC Director Training
- Debt and Equity Funding
- Property Debt Finance Overview
- Property Investor and Real Estate Analysis
- APC Assessor Training
- Supervisor and Counsellor Training
- Critical Analysis Workshops
- Final Assessment Workshops
- Valuation Principles and Techniques
- Risk Management
- Health and Safety
- BIM
- Measurement, Quantification and Costs
- Accounting and Finance for Surveyors
- Landlord and Tenant



SCSI Member Ciaran Sudway with his sons Ciaran and Naoise at APC graduation.

## Maintaining standards

### Strong pipeline of newly chartered members through APC

A total of 82 new Chartered Surveyors and their families attended our APC Graduation Ceremony in April 2019. Some 132 candidates were interviewed in 2019, a 22% increase on numbers interviewed in 2018. This was supported by 129 volunteer assessors, who are Chartered Members and Fellows who volunteer their time to help ensure the future talent of the industry. To further support the future pipeline of talent, 43 new assessors and seven new monitors were trained, which will help to ensure that APC interviews continue to be delivered at a consistently high standard as the number of candidates coming forward continues to grow in line with increased numbers of students graduating from accredited courses. To support candidates and assessors, APC training and information weeks were held in spring and summer 2019, extending assessor training to Cork, Athlone and Galway for the first time. APC pre-assessment briefings were held for candidates and assessors prior to all interviews, providing insights from both the Director of Education and from experienced assessors and chairs. New supervisor and counsellor training was introduced,

with training for supervisors available for the first time. As a result, 70 new supervisors and counsellors were trained at both SCSi events and at in-house events for member organisations. APC talks were delivered in member organisations nationwide and to students on accredited courses throughout 2019.

### RICS global standard

The process of applying for Fellowship was updated in 2019 to align the SCSi with the RICS global standard. The new processes provide greater clarity and more detailed guidelines for assessors and prospective candidates. A video guide has been developed for prospective candidates to support their application for this prestigious grade of membership. Through the development of a clearer process and the increase in supports available for prospective candidates, five Fellows have been elected by the SCSi to July 2020, compared to a total of two elected in all of 2019. To support both APC candidates and assessors, a guidance document on mandatory competencies for APC candidates and assessors was developed and launched. Furthermore, in December 2019, the SCSi formally adopted the RICS five global ethical standards. This aligns the SCSi with global standards and provides greater clarity for members, APC candidates and APC assessors. New guides were launched to support the new standards and a new, interactive e-learning course on ethics is now available to members.

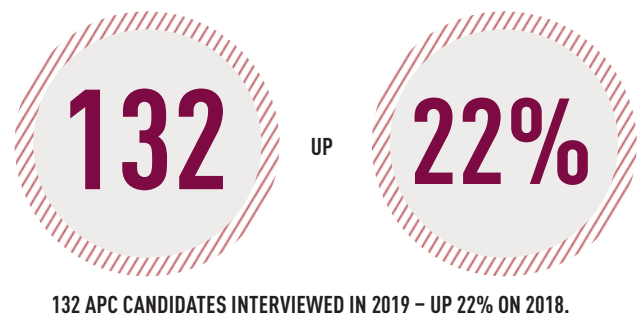
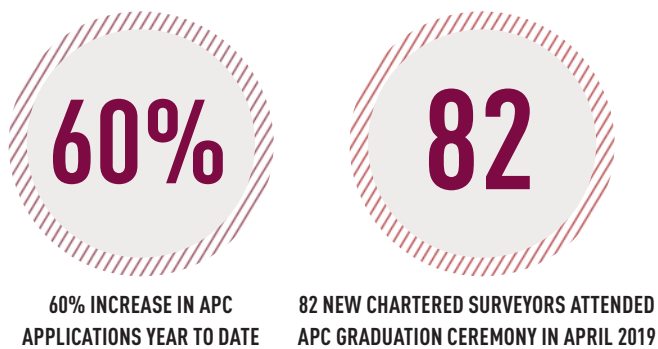
## Promoting surveying as a career

### Educational and career opportunity promotion

The SCSi has had a strong presence at key education-related events throughout 2019 including Higher Options, Grad Ireland, Options West and the School Summit, along with attendance at a large number of school open days and events in individual schools, and attendance at open days in partner institutes of technology. The Society was also a key sponsor at the Institute of Guidance Counsellors Annual Conference, which helps raise awareness of surveying as a profession among guidance counsellors in secondary schools around the country. A CAO change of mind feature and editorial were published in the Irish



## EDUCATION



Pictured at the SCSi stand at Grad Ireland were (from left): Aisling McNamara, Sisk and YSCSI member; Keith Smith, SCSi; and, Mark Fitzpatrick, Cushman & Wakefield and YSCSI member.



Students from Coláiste Bríde, winners of the Built Environment Debating Competition in IT Carlow, pictured with the SCSi's Director of Education and Membership

Independent. Other promotional pieces on careers in facility management and third-level course options for students featured in national and regional newspapers including *The Irish Times*, *Irish Independent*, *Sunday Business Post*, *The Examiner*, and a range of regional publications. The SCSi sponsored the Built Environment Debating Competition in IT Carlow, which had a record 34 teams attending from schools nationwide, and SCSi members and the Director of Education attended and joined the panel of judges on the day. The competition coincides with IT Carlow's open day and attracts secondary students nationwide. New handouts and collateral for conferences and school visits were developed in 2019 to help convey the variety of roles available in the profession in an attractive manner. These are used by SCSi staff at key events and are also provided to members who may be attending events in their own former school, local school or their children's school.

### 5\*S

During 2019, the SCSi collaborated with Maynooth University, TU Dublin, Esri Ireland and Ordnance Survey Ireland on the development of the 5\*S (Space, Surveyors, Students, STEM and the

## THE SOCIETY WAS ALSO A KEY SPONSOR AT THE INSTITUTE OF GUIDANCE COUNSELLORS ANNUAL CONFERENCE.

Sustainable Development Goals) schools programme. In January 2020, the 5\*S project was awarded a prestigious Discover Award from Science Foundation Ireland. Surveyors, scientists and educators have come together to share their knowledge with teachers and students in second-level schools. The project aims to promote STEM education and careers to students, particularly to girls, and will help to support teachers in linking their curriculum to real-world technology and data, such as the Copernicus Satellites from the European Space Agency. While the project was



129 VOLUNTEER APC ASSESSORS



43 NEW APC ASSESSORS



7 NEW APC MONITORS



70 NEW SUPERVISORS  
AND COUNSELLORS



initially developed as a face-to-face programme prior to the Covid-19 outbreak, work has continued and the programme will be provided online. A forthcoming CPD for SCSI members in autumn 2020 will explain the project in more detail and provide an opportunity for members to volunteer to get involved in this exciting project.

## Covid-19 response

Through these unprecedented times, the SCSI education team is adapting to support those who are preparing for Final Assessment interviews.

Since March 2020, the education team has held weekly online APC forums, providing an opportunity for candidates to meet the team and share views, ask questions and gain valuable insights. Forums have been themed based on routes to membership and stages on the journey towards professionalism, including recording of experience and preparing for the interview. To complement these live forums, a range of video guides have been developed, which cover the entire life cycle from trainee to professional member, and provide useful advice and templates.

As a result of these endeavours, and as a consequence of professionals having time to pause and consider their professional development needs, we have seen a 60% increase in new APC applications year to date when compared to 2019. These efforts are

clearly helping to secure the future of the profession. As a further step in the SCSI's digital transformation, and to ensure the safety and well-being of candidates, assessors, monitors and staff, all Final Assessment interviews for spring/summer 2020 successfully moved online. Similarly, the SCSI's education and training services have undergone a transformation. SCSI/TU Dublin courses moved entirely online and all assessments were re-written to accommodate social distancing.

All CPD delivery also moved online with 5,537 attendees of CPD lectures from March to mid July. Technical training courses have also moved online during this period, allowing for a deeper dive into topics with small groups of members to ensure individual attention and rich discussion. New online training courses for members are in development for our autumn/winter 2020 programme.

We will continue to adapt services, CPD, training and education for members to ensure that we continue to offer the best quality service possible now and into the future. Thank you to all those members and volunteers who contribute to APC, CPD and education and training programmes for embracing technology and embracing change.



# REGULATE

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



83%

CPD COMPLIANCE PRIOR  
TO FORMAL REMINDERS

The Society is cognisant of the fact that 98% of its members are regulated through the statutory agency – the Property Services Regulatory Authority (PSRA) – and the Registration Body (Building Control Act, 2007), and all dual members have obligations to the Royal Institution of Chartered Surveyors (RICS). Therefore, the framework and regulatory initiatives are designed for consistency and alignment as far as possible. The Standing Committee on Regulation oversees the regulatory activities of the Society. It is comprised of an independent lay majority and chaired by Shane McCarthy, solicitor.

#### New governance – SCSi Regulation and Standards Committee coming in 2020

Under new governance plans to be implemented throughout 2020, the SCSi's Standing Committee on Regulation will become a new Regulation and Standards Committee. The Committee, whose current focus is the development, implementation and enforcement of Standards of Conduct, will now extend its public and market confidence role into what will be a more strengthened development process for qualification and sector standards.

#### SCSi/RICS regulation partnership agreements – collaboration and consistency

Between 2018 and 2020, the Society and the RICS have engaged in significant collaboration to ensure regulatory consistency for dual members in Ireland. This has been achieved by senior regulation executive and non-executive staff collaboration between the Society and the RICS. The Society has taken the lead role in the monitoring of CPD in Ireland, eliminating duplication of work for members. The Society has also taken the lead role in rolling out Valuer Registration audits across Ireland.

#### CPD audit – 99,217 CPD hours recorded

Continuous professional development (CPD) improves the professional competence for the member's benefit, as well as their clients, employers and others, and enables members to demonstrate how they have sought to maintain their competence in the event of a claim or allegation. As the Society now leads CPD audit in Ireland, members no longer have to submit duplicate CPD logs to the RICS. We have strengthened and aligned the Society's CPD policy for non-compliance to be similar to that of the RICS

with a tiered approach: first breach (caution); second breach (fine); and, third breach (referral to the conduct committee). The new SCSi CPD policy is now in its second year of implementation and members have shown great commitment to the new regime. In fact, the recent audit of 2019 members' records show 83% compliance prior to formal reminders. A remaining 528 were non-compliant subject to further action by the Society at the time of writing.

#### Valuer Registration – quality assurance audits of registered valuers in the Republic of Ireland

With on-site Valuer Registration audits now fully embedded, the table below sets out the audit activity since the first visit in September 2018. The purpose of the on-site visit is to check for compliance with the RICS Valuer Registration Scheme and the International Valuation Standards (the Red Book). This first round of audit visits has shown that the majority of Registered Valuers across the regions are achieving the high-quality standards expected. Feedback from members to the Society regulation team is that they are finding the visits and review process, with their clear recommendations, very beneficial. The Society has also held five regional CPD events throughout 2019 specifically on the review process, and continues its regular engagement with the Irish banks promoting the Red Book.

39

FIRMS VISITED

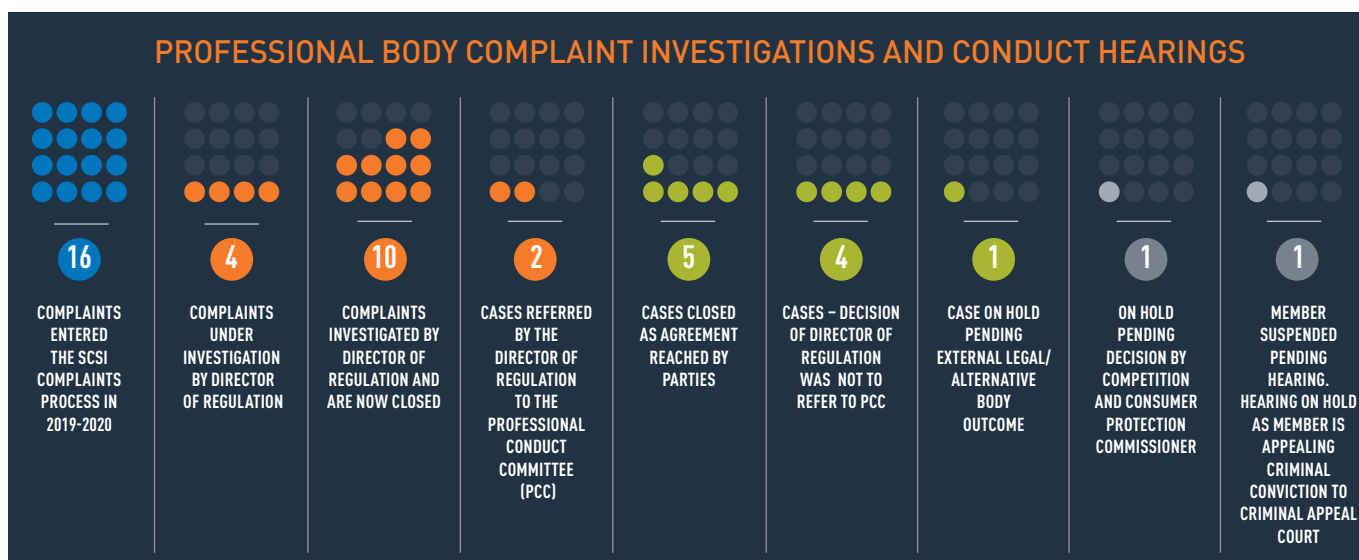
99

MEMBERS VISITED

199

NOTIFICATION LETTERS ISSUED

# TOP COMPLAINT ISSUES



### 2019/2020 registration body activity: admissions, complaints, investigations, District Court prosecutions

The SCSi is the appointed Statutory Body under the Building Control Act, 2007. Gwendolyn Wilson, Registrar, reports a busy year for the statutory function, with some highlights including:

#### Newly established Statutory Admissions Board

The Minister for Housing, Planning and Local Government appointed new independent members to the Statutory Admissions Board in September 2019. New surveyors were also elected. The new Board has registered 27 Building Surveyors and 97 Quantity Surveyors.

#### First applications to Registration Body arising from inclusion of quantity surveyors on Critical Skills Occupational List

2019 saw the Department of Business, Enterprise and Innovation include quantity surveyors on the Critical Skills Occupational List, a positive shift in response to skills shortages in the construction sector. Approval by the Department of work permits for persons wishing to take up employment as quantity surveyors in the Republic of Ireland is subject to Statutory Registration with the Society, as the title 'Quantity Surveyor' in a protected professional title, under the Building Control Act, 2007. Up to this point, there

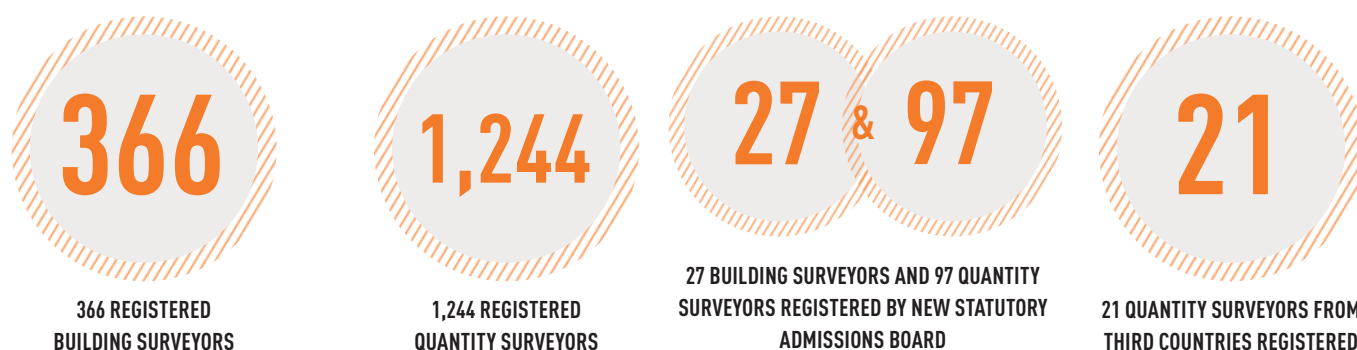
had been no requests for registration from persons with Third Country qualifications. The Registrar developed new assessment procedures to support the Board in the assessment of such new applications from Third Countries. The Board has since registered 21 Quantity Surveyors to the public register, mainly holders of qualifications obtained from South Africa, Sri Lanka and Malaysia.

#### First prosecution – misuse of protected professional title 'Building Surveyor'

The Registrar has commenced the first prosecution in the District Court under Section 41 (1), of the Building Control Act, 2007, which provides that "[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". It is expected that the District Court will make its ruling in this case at a scheduled September 2020 Court hearing.

#### Prescription of Programmes in Quantity Surveying

2019 saw the Registrar apply to the Minister for agreement to create a Statutory Instrument that would recognise all SCSi-accredited quantity



## CHARTERED SURVEYORS A REGULATED PROFESSION

BUILDING CONTROL ACT 2007 PROVIDES FOR THE STATUTORY REGISTRATION OF MEMBERS USING THE PROFESSIONAL TITLE BUILDING SURVEYOR AND QUANTITY SURVEYOR

PROPERTY SERVICES (REGULATION) ACT 2011 PROVIDES FOR THE STATUTORY LICENSING OF MEMBERS PROVIDING PROPERTY SERVICES, INCLUDING THE AUCTION OF PROPERTY, THE PURCHASE OR SALE OF LAND, THE LETTING OF LAND, AND THE PROVISION OF PROPERTY MANAGEMENT SERVICES

BUILDING CONTROL (AMENDMENT) REGULATIONS 2014 PROVIDES FOR THE STATUTORY REGULATION FOR THE FUNCTION OF DESIGN AND ASSIGNED CERTIFIER

SCSI CONDUCT AND DISCIPLINARY RULES AND PROCEDURES

RICS REGISTERED VALUERS PROVIDES A QUALITY ASSURANCE SCHEME FOR VALUERS IN IRELAND

surveying courses delivered across Ireland as routes to registration in line with other recognised quantity surveying courses. This project is making good progress. As part of the prescription process the Minister requested that QQI undertake a review of the SCSi accreditation of courses process. QQI has issued its response to the Department, with its review finding a quality process that met the expected high standards.

The Registrar will continue to work with the Department to progress the Statutory Instrument during 2020.

### Newly established Professional Conduct Committee and Appeals Board

The Minister for Housing, Planning and Local Government appointed new independent members to the Statutory Professional Conduct Committee and Appeals Board in September 2019 to investigate complaints made against Registered Building and Quantity Surveyors, and to hear appeals against decisions. New surveyors were also elected. 2019/2020 complaints against

registrants are set out below. Charges against registrants include allegations of poor customer service delivery, allegations of failings of responsibilities as Assigned Certifier, and allegations of poor advice to clients.

### Dispute Resolution Service

The Society is the appointing body named in all commercial leases to appoint arbitrators/independent experts to determine rent review disputes. The SCSi maintains panels of Chartered Surveyors with such expertise for this purpose. Applications are made to the SCSi Dispute Resolution Service, and it is the function of the President to make appointments.

In 2019, 113 appointments were made, compared to 90 in 2018 and 72 in 2017. In 2020, initiatives for educating and promoting Chartered Surveyors as experts in dispute resolution have included: CPD and training; establishing a mediation panel; and, opening up other panels: Property, Construction and Adjudication. The launch of a new information booklet on alternative dispute resolution (ADR) also forms part of this year's programme.

Registrant	Under investigation by Professional Conduct Committee	Investigated by Professional Conduct Committee	Decision/status
Building surveyor	3 complaints	3 investigated	1 complaint no prima facie finding 1 further evidence required to continue investigation 1 complaint to progress to Inquiry Hearing with an Expert Witness to prepare a report

# SOCIETY SUCCESS

THE SCSi CONTINUES TO PROVIDE CORE MEMBER SERVICES TO A GROWING MEMBERSHIP.

The Society's 2019 financial accounts as audited by PricewaterhouseCoopers demonstrate the organisation's success in providing core member services to a growing membership in the positive economic environment of that financial year. As I conclude my final year of six as Treasurer, I'm conscious of the many issues that the sector and the Society will need to address in a Covid-19 environment, but am reassured by the membership and financial position at the end of 2019.

On the page 28, you will find a summary excerpt from the 2019 audited accounts, which were circulated in full ahead of the AGM and are available to all members.

### A pipeline of membership growth

Growth in membership continued in 2019 with the Society welcoming 175 new Chartered Surveyors, 118 new Associate Members and 376 new student members.

The Education Team is successfully moving from the direct provision of third-level courses, which limited capacity of students due to our own staff complements, to grow the accreditation model with new partners while maintaining the highest standards. In 2019, the Society launched Ireland's first online Postgrad Cert in M&E Quantity Surveying at IT Sligo and a Higher Certificate in Property Services and FM.

These programmes, our new short courses for members, and the increase in educational partnerships, are new models for growth and relevance that will fully replace the income and expenditure of the old approach.

### Operational efficiency to meet member needs

An efficiently operated Society is important for ensuring core member services while also clearly demonstrating the highest standards of professionalism in the running of our own organisation.

The growth of the CPD, training and events programme in 2019 has seen attendance rise to 11,363. This included providing 119 CPD events, as well as accredited PSRA CPD, which was in its second

year of operation, our sell-out Annual Dinner, and our National Conference, which attracted its highest attendance rate yet. As reported in the Regulation section of this Annual Report, dispute resolution services had a busy year with 103 applications – a 61% increase over the past two years. The Society generated an unanticipated surplus due to once-off timing issues in some projects in the period between the departure of the Director General and the arrival of the new Chief Executive Officer, Shirley Coulter.

### Investments in the profession and Society

The Merrion Square offices of the Society have seen significant structural refurbishment with the upgrade of the basement, board and meeting rooms.

These works will ensure the longevity of the building's use as a centre for services and the co-ordination of services into the regions. As part of the IT investment, the Society has moved away from local servers to cloud-based systems and staff systems that allowed for off-site operations, enabling staff to travel to the regions for events and meetings while still providing core services for members.

An unanticipated benefit of this has been realised during the Covid-19 lockdown when the Society went wholly remote without issue. Services to members continued and, in many cases, increased at this challenging time.

### Stepping up to the challenge of Covid-19

This year's audit took place just as the Covid-19 lockdown measures began and it was an important component of the Board and Finance Committee's work to ensure that the organisation could weather these events while meeting the growing needs of members.

The Society's Reserve Policy, which was prepared in 2018, is ensuring that we are in a position to meet our obligations to members at a time when they need their membership body more than at other times. A number of additional services have been

## TREASURER'S REPORT



€18K+ RAISED FOR  
HOMELESSNESS CHARITIES



175 NEW  
CHARTERED SURVEYORS



118 NEW  
ASSOCIATE MEMBERS



376 NEW  
STUDENT MEMBERS

provided while the operations of the Society have quickly moved online to ensure a continuity of service.

### Treasurer's note of thanks

Finally, as I conclude my time as Treasurer, I would like to note my great appreciation of the support that I have received during my term from present and past colleagues on the Board and Finance Committee.

It has been a pleasure to work with volunteers who brought the highest levels of professional commitment to this role, which has helped to ensure the Society is a growing and vibrant organisation. Thanks also to the Society's Finance Department and the wider staff who have ensured that our professional body is run professionally.



Alan Hardy  
Treasurer

# FINANCIAL REPORT

THIS IS A SUMMARY EXCERPT FROM THE 2019 AUDITED ACCOUNTS, WHICH WERE CIRCULATED IN FULL AHEAD OF THE AGM AND ARE AVAILABLE TO ALL MEMBERS.

## INCOME STATEMENT

FINANCIAL YEAR ENDED DECEMBER 31, 2019

	Notes	2019 €	2018 €
Income	5	3,389,080	3,329,933
Expenditure		<u>3,090,100</u>	<u>(3,417,995)</u>
<b>Surplus/(deficit) before interest</b>		298,980	(88,063)
Other gains and losses	7	14,054	(9,167)
Finance income		<u>947</u>	<u>1,847</u>
Surplus/(deficit) for the year	15	<u>313,981</u>	<u>(95,382)</u>
Total comprehensive income/(expenses)		<u>313,981</u>	<u>(95,382)</u>

## STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2019

<b>Non-current assets</b>			
Property, plant and development	9	2,012,301	2,051,794
Investments	10	<u>43,518</u>	<u>29,464</u>
		2,055,819	2,081,258
<b>Current assets</b>			
Inventories		–	–
Receivables	11	283,338	589,918
Cash and cash equivalents		<u>3,073,112</u>	<u>2,460,593</u>
		3,356,450	3,050,511
<b>Payables</b> (amounts falling due within one year)	12	<u>(1,040,012)</u>	<u>(1,073,493)</u>
<b>Net current assets</b>		<u>2,316,438</u>	<u>1,977,019</u>
<b>Total assets less current liabilities</b>		<u>4,372,257</u>	<u>4,058,276</u>
<b>Reserves</b>			
Capital reserves and funds	15	2,424,979	2,424,979
Income statement	15	<u>1,947,278</u>	<u>1,633,297</u>
<b>Total equity</b>		<u>4,372,257</u>	<u>4,058,276</u>

**On behalf of the board**

Johanna Gill and Alan Hardy







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Email: [info@scsi.ie](mailto:info@scsi.ie) [www.scsi.ie](http://www.scsi.ie)