

# SURVEYORS

# JOURNAL

VOLUME 15

ISSUE 1

FEBRUARY  
2025



## IN THIS ISSUE

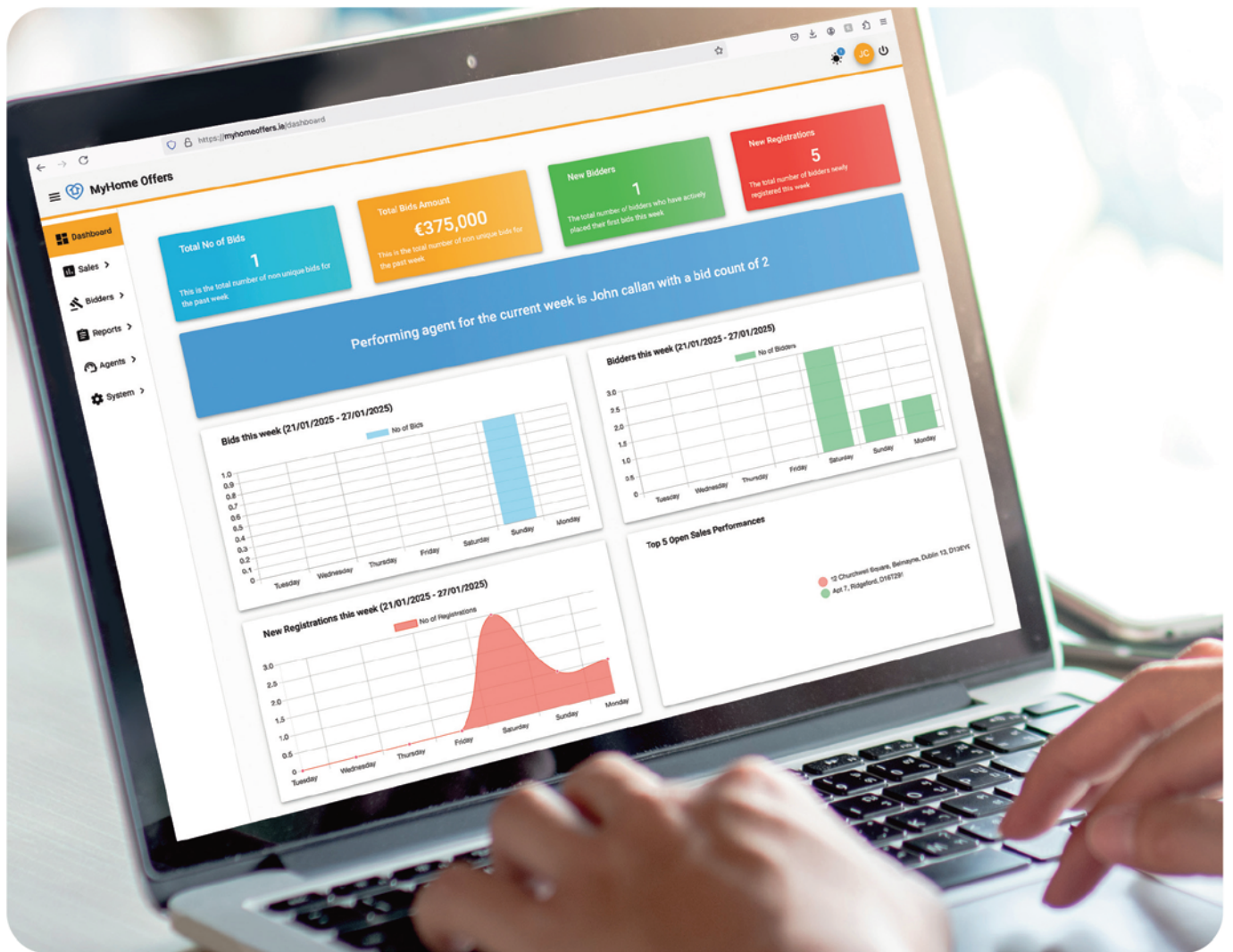
SURVEYING IN THE FAMILY

NEW ARM DOCUMENT

DUAL CHARTERED RECOGNITION

# DEMOLITION TRANSFORMATION





# Introducing MyHome Offers

Simplifying offer management for agents and offering buyers a secure and transparent tool to place offers on their dream home.

- Integrate MyHome Offers with your Property Listings on MyHome
- Integration available for your own property website
- View all offers in one place, integrated with your CRM
- 24/7 Access: Track and manage offers anywhere, anytime

Book a demo – [property@myhome.ie](mailto:property@myhome.ie)

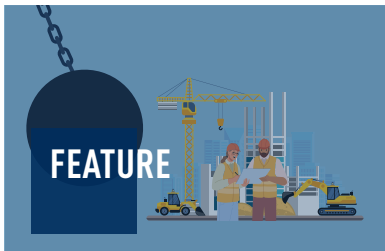




## PRESIDENT'S MESSAGE



## NEWS



## FEATURE



## EDITORIAL



## INTERVIEW



## THE LAST WORD



## SURVEYOR PROFILE



## FEATURE

# CONTENTS

■ President's message	4
■ Editorial	5
■ News	6
■ Prepare for success	14
■ The transformer	15
■ Surveying in the family	18
■ Valuing ESG	21
■ Stand out with dual chartered recognition	24
■ New ARM document	26
■ Demolition transformation	28
■ To err is human, to recover divine	30
■ Problem solver	33
■ The last word	34

Society of Chartered Surveyors Ireland,  
38 Merrion Square,  
Dublin 2.

Tel: 01-644 5500  
Email: info@scsi.ie  
Web: www.scsi.ie

[www.scsi.ie](http://www.scsi.ie)

Views expressed by contributors or correspondents are not necessarily those of the Society of Chartered Surveyors Ireland or the publisher and neither the Society of Chartered Surveyors Ireland nor the publisher accept any responsibility for them.

This Journal supports sustainable forestry/forest management and is printed using vegetable-based environmentally friendly inks. Every mode of communication necessitates the consumption of energy and resources. It is crucial to consider the comprehensive effects throughout the lifecycle, including the production, storage, duplication,

transmission, printing, and disposal of this Journal. These actions can potentially influence the economy, the environment, and society. The path towards a sustainable future entails making prudent decisions in communication to ensure its viability for the well-being of all.



### EDITORIAL BOARD

Tom Dunne	Chairman
Shirley Coulter	CEO, SCSi
John Costello	Costello Commercial
Majella Galvin	DNG Galvin
Brian Gilson	Lisney
Ann-Marie Hardiman	Think Media
Eloise Heron	Tailte Éireann
Frank Harrington	Smith Harrington
Patrick King	SCSi
Edward McAuley	SCSi
Paul Mooney	Clancourt Management
Paul O'Grady	Think Media
Rowena Quinn	Hunters
Andrew Ramsey	Module Group
Max Reilly	JLL

Claire Solon  
John Vaudin

Greystar Ireland  
Deloitte Ireland

### PUBLISHERS

Published on behalf of the Society of Chartered Surveyors Ireland by Think Media

<b>Editorial:</b>	Ann-Marie Hardiman Paul O'Grady Colm Quinn
<b>Design:</b>	Rebecca Bohan Tony Byrne
<b>Advertising:</b>	Paul O'Grady

### LETTERS, COMMENTS AND ARTICLES WELCOME

All submissions will be considered by the Editorial Board: editor@scsi.ie

If you would prefer to receive the *Surveyors Journal* electronically, please email sustainability@scsi.ie.

# GET INVOLVED IN 2025

GROW YOUR CAREER AND SHAPE OUR PROFESSION THIS YEAR.

**A**s we begin 2025, we once again look towards the development of our careers and the furthering of our profession as a whole. Volunteering with the SCSi has served as a fantastic source of growth for my skills and my career journey. The SCSi has provided me with opportunities to represent the profession in the media, to contribute to important industry research and guidance, to help grow the SCSi and develop new member supports, and much more. During the first half of my term, I have made promoting surveying professions a key focus. It has been a joy to volunteer as an ambassador and to help bring surveying career opportunities to students across Ireland.

The SCSi benefits greatly from the diversity of professions and experiences of its membership. I encourage each of my fellow members to take a step this year and find the opportunity that suits you. Whether a short-term role or longer-term commitment, there are opportunities to fit every career stage and schedule. By contributing your time, expertise, and leadership, you will not only enhance your career but drive forward our profession.

#### Opportunities to grow your career:

- submit survey data;
- join Nexus – Young Professionals;
- join Elevate;
- feature in the *Surveyors Journal*;

- write for *The Irish Times* Property Clinic; or,
- host a CPD or event.

#### Opportunities to lead and shape:

- become an ambassador and inspire the next generation of surveyors;
- become an Elevate mentor;
- join a regional committee;
- become an APC assessor, councillor or supervisor;
- join a professional group committee; or,
- represent the profession and inform decision-makers.

#### Opportunities to share your expertise and create a legacy:

- become a professional group chair or vice-chair;
- join the *Surveyors Journal* Editorial Board;
- help your team get chartered;
- serve on a standing committee;
- serve as a non-executive board member;
- lead as an SCSi board member; or,
- become a Fellow member.

To find out more about MySCSi opportunities, please visit [scsi.ie/getinvolved](https://scsi.ie/getinvolved). There you can read more, ask questions and contact us online to express your interest. I'd also like to thank the many members who continue to give so generously of their time and talents. Our profession benefits from the breadth of knowledge, industry experience and professional disciplines that we share within the SCSi.



## PRESIDENT'S MESSAGE

Kevin Hollingsworth  
SCSi President





# THE SURVEYING FAMILY

THIS EDITION FEATURES BOTH THE GLOBAL SURVEYING COMMUNITY, AND CLOSER TO HOME, FAMILY MEMBERS WHO HAVE FOLLOWED A PARENT INTO THE PROFESSION.

**T**he RICS CEO, Justin Young, is interviewed in this edition (page 15). Members will be interested in reading about Justin's background and achievements on professional and personal levels. Having joined the organisation at a time of major change, I think surveyors will be keen to learn about his views and the future development of the RICS under his leadership. One of the significant developments he has overseen is a decentralising of resources both within the UK and across the global membership. This, he points out, will bring resources closer to the membership and give a good level of autonomy for Chartered Surveyors to do what they know is right in their local area. As an independent body, the SCSl has long enjoyed autonomy and I think this has served the interests of members and wider society here in Ireland particularly well. I am sure readers will welcome the new direction for the RICS and the effect it will have on surveyors across the world. A refreshing feature in this edition is 'Surveying in the family' (page 18), with examples of children who have followed one of their parents by pursuing a career as a surveyor. In the cases covered, all are daughters who have found interesting occupations in the property and construction industries. It is not uncommon for children to seek careers in fields where parents or other significant people in their lives have interesting roles and provide living examples of potential careers. In a profession that needs a greater degree of gender balance, it is great to see that daughters are attracted to roles in the construction and property industries. Finally, let me congratulate the 17 members who have joined the ranks of Fellow. Fellowship of the Society is a prestigious award reflecting significant career achievement and distinction. Picking up on the paragraph above, however, it is notable but somewhat disappointing to see that all of them are male.

## EDITORIAL

Tom Dunne  
Editor



## CONSTRUCTION ENTERPRISES IN IRELAND

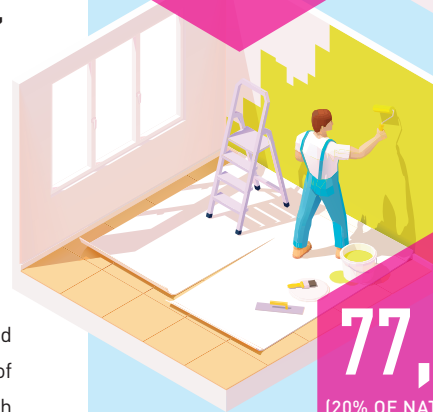
Total number of active business enterprises in Ireland

389,654



Number of active construction enterprises in Ireland

77,676  
(20% OF NATIONAL TOTAL)



Number employed in construction in Ireland

198,109  
(8.6% OF NATIONAL TOTAL)



€45.9bn  
(3.6% OF NATIONAL TOTAL)

Annual turnover in construction sector in Ireland



Source: <https://www.cso.ie/en/releasesandpublications/ep/p-biisr/businessinireland2022summaryresults/#:~:text=Key%20Findings,389%2C654%20with%20%2C292%2C598%20persons%20employed.>

# ANNUAL DINNER 2025

It was fantastic to celebrate our industry with more than 1,250 property, land and construction professionals and guests at the SCSi's 2025 Annual Dinner on Thursday, February 6. Thank you to our sponsors, AIB, Addleshaw Goddard and MyHome, for supporting this year's event.



Pictured at this year's SCSi Annual Dinner were (from left): Shirley Coulter, SCSi CEO; Justin Sullivan, President, RICS; Kevin Hollingsworth, SCSi President; and, comedian Jarlath Regan.

Unlocking potential for a better built environment

Building Surveying  
Daylight & Sunlight  
Measured Surveys  
Rights of Light  
Solar PV  
Wind

✉ [tony.grant@gia-ie.com](mailto:tony.grant@gia-ie.com)

GIA Surveyors [www.gia-ie.com](http://www.gia-ie.com)



More than 1,250 property, land and construction professionals and their guests gathered at the SCSi's 2025 Annual Dinner.



SCSi President Kevin Hollingsworth addresses attendees at this year's Annual Dinner.



**LIGHT & PLAY®** is the future of Estate Agents windows! Seamlessly integrated with VM LED Poster-Holders, VM LIGHT & PLAY®, suspended digital display, can display dynamic content (videos, slides, mandates, pictures...) up to 4 screens high.

**Resolution**  
Full HD

**Size**  
21.5"

**Wifi**  
2.4 & 5 Ghz

**Colours**  
Black, Silver, Chrome

**Brightness**  
2,000 nits



### VM AIR LINE

This fixation system allows you to suspend your large format, 49" or 55" digital display from the ceiling. It's the elegance of having a flying display in your window!

**Ceiling Suspension**

**Easy Installation**

**Orientations**  
Portrait or landscape

**Formats**  
49", 55" & 75"

### VM SUSPENDED DIGITAL & LED LIGHT PANELS



Visit our website: [www.douglasdisplays.ie/vm-displays/](http://www.douglasdisplays.ie/vm-displays/)



## A new generation...

Would you like to find out about the brand-new Vitrinemia way to display?

Contact us or call to our showroom and find out more about our **NEW** suspended 21.5" Light & Play Digital® systems and our range of large 49" / 55" ESD Digital screens along with our new track based VM LED Light Panel options in sizes A4 - A0 with Banner, Tilt and Shape options, all interchangeable.



Visit our vitrinemia dedicated showroom in Ballymount Dublin 12 D12 CC43



Seán Douglas

**FREE DESIGN SERVICE**  
FOR WINDOW & INTERIOR DISPLAYS  
[EMAIL NOW](#)



Always make the most of your presentation by using Backlit Paper

**Measure, Imagine, Transform!** Let us make your windows **REMARKABLE**  
Take a photo and dimensions of glass email or WhatsApp Seán 087 2590228 and Let the transformation begin!



Douglas Displays Limited Unit B1 Ballymount Corporate Park Ballymount Ave. D12 CC43

t: 01 4239 5777

e: [info@douglasdisplays.ie](mailto:info@douglasdisplays.ie)

[www.douglasdisplays.ie](http://www.douglasdisplays.ie)

[www.vitrinemia.com](http://www.vitrinemia.com)



# RESIDENTIAL PROPERTY 2025



We are pleased to have launched our 2025 Residential Market Monitor Review & Outlook. SCSI estate agents expect national property prices to increase by an average of 6% over the next 12 months. The report also found that 83% of agents now believe current property prices are either 'expensive' or 'very expensive'.

The report also features a regional affordability analysis with scenarios for Cork, Galway, Kildare, Meath and Wicklow. According to the

analysis, a couple on a combined income of €107k who want to buy a three-bed semi-detached home will fall short of being able to afford homes in Wicklow and Kildare by approximately €35,500 and €14,000, respectively. Our annual Residential Property Market Monitor Review & Outlook report is only made possible through the contributions of SCSI residential agents. Thank you to the agents who contributed their data and market insights to inform this report.

**MODULE GROUP**

- Assignable building and floor area surveys
- Assigned Certifier and employer's agent
- Dilapidations and lease advice
- Energy /Sustainability Assessments
- Fire Safety Compliance

*Your trusted surveying partner*

**Andrew Ramsey:**  
087 125 9386 | [andrew@modulegroup.ie](mailto:andrew@modulegroup.ie)

**Shane Hynes:**  
086 012 6820 | [shane@modulegroup.ie](mailto:shane@modulegroup.ie)



# OMEGA FINANCIAL MANAGEMENT



17.5%

DISCOUNT  
FOR INCOME  
PROTECTION

PROVIDING SCSi MEMBERS WITH  
SPECIALIST FINANCIAL SOLUTIONS

## WE SPECIALISE IN PROVIDING

- INCOME PROTECTION -
- PENSION AND RETIREMENT PLANNING -
- WEALTH MANAGEMENT -

☎ 01 293 8554  
✉ [info@omegafinancial.ie](mailto:info@omegafinancial.ie)  
🌐 [www.omegafinancial.ie](http://www.omegafinancial.ie)  
📺 [omega-financial-management](https://www.linkedin.com/company/omega-financial-management)

Contact us today



This member exclusive is offered in partnership with



**SCSI**

Chartered property,  
land and construction  
surveyors



## ELEVATE 2025



The SCSi is committed to increasing diversity in the surveying profession, and we are pleased to start the sixth year of our Elevate Programme, which is designed to support women in surveying. We will be launching the 2025 Elevate Programme at our upcoming International Women's Day event. The Elevate Programme runs from April to December, and provides mentees with mentorship and leadership training. Mentees will have access to a six-module leadership development programme, which will be delivered from April to November, with a closing event in December. We highly encourage women in the SCSi to apply to this programme, applications for which open on March 7. If you have any questions about the Programme or would like to become a mentor, please contact [mentor@scsi.ie](mailto:mentor@scsi.ie), or visit the Elevate page on the SCSi website at [scsi.ie/elevate](http://scsi.ie/elevate).

## GET INVOLVED AND GROW YOUR CAREER IN 2025



Make the most of your membership and grow your career with the SCSi. Whatever your career stage, take advantage of a variety of resources designed to help you 'Launch your Career', 'Become a Leader' and 'Build a Legacy'. MySCSi is both about growing your career, and using your experience and insights to shape your industry. By contributing your ideas, expertise and insights, you can help shape the future of the SCSi and the wider industry. Getting involved can also contribute toward your annual CPD requirement. Take a look at our new MySCSi page and online form to find the opportunity that fits your goals and priorities. Visit [scsi.ie/getinvolved](http://scsi.ie/getinvolved) to get started.

**ARACHAS**

Glennon is now a part of the Arachas portfolio. We have a number of specialist insurance solutions for Property Professionals in the following key areas:

- Cyber Liability
- Directors & Officers Liability
- Office Insurance
- Professional Indemnity

Exclusive Home & Motor Insurance for Chartered Surveyors & their spouses or partners

Get a quote today, it's quick and easy!

Contact Us:  
T: 01 707 5800 E: [business@glennons.ie](mailto:business@glennons.ie) W: [www.glennons.ie](http://www.glennons.ie)

Arachas Corporate Brokers Limited t/a Arachas is regulated by the Central Bank of Ireland. Registered in Ireland No. 379257.

## CONGRATULATIONS TO THE NEW RICS PRESIDENT



Congratulations to RICS President Justin Sullivan (centre) on his inauguration on January 16. SCSi President Kevin Hollingsworth and CEO Shirley Coulter were delighted to attend the inaugural ceremony.

## APPLY FOR FELLOWSHIP IN 2025



- Miguel Fitzgerald FSCSI FRICS, Greystar
- Sean Halpin FSCSI FRICS, J.T. Magen & Company Inc.
- Neil Lowry FSCSI FRICS, Park Developments
- Tony Madden FSCSI FRICS, Linesight
- Noel Martin Mathers FSCSI FRICS, Strand Homes
- Hugh Mockler FSCSI FRICS, Cairn
- Paul Mooney FSCSI FRICS, Clancourt Management
- Jim O'Neill FSCSI FRICS, Coffey
- James Ronan FSCSI FRICS, Ronan Group Real Estate
- Steven Seymour FSCSI FRICS, Moore MacDonald And Partners
- Trevor Smith FSCSI FRICS, KSN
- Cormac Smyth FSCSI FRICS, Consultant

As we begin the year, we would like to congratulate 17 Fellows elected during 2024. The Fellowship grade of SCSJ membership is a prestigious award that reflects the career achievements of a special group of property, land and construction professionals. Attaining the SCSJ Fellowship is a true mark of distinction. Congratulations to:

- Declan Bagnall FSCSI FRICS, BDM Property
- Jonathan Blennerhassett FSCSI FRICS, Rogerson Reddan
- James Clifford FSCSI FRICS, Cogent Associates Ireland
- Adrian Crowley FSCSI FRICS, SoliDeEir Consultancy Services
- Roy Deller FSCSI FRICS, Savills Ireland

Thinking about applying for Fellowship this year? Visit our new Fellowship page, [scsi.ie/fellowship](https://scsi.ie/fellowship), and use our new submission form to apply online.

## 2025 PSRA CPD NOW LIVE

We're delighted to launch our 2025 PSRA CPD course. Members can now log in and complete all five PSRA CPD hours online. Complete all five hours online in your own time before December 31, 2025.

## NEXUS TABLE QUIZ BACK FOR 2025!

Our Nexus young professionals table quiz is back and taking place in McSorley's pub, Ranelagh, on March 5, 2025. Teams are welcome to arrive from 7.00pm, with the quiz starting at 7.30pm sharp. This is a hugely popular event, with tickets selling out every year, so make sure to book your place early to avoid disappointment. Our thanks to Colliers for supporting this year's event.



## NEW FIT-OUT FROM THE BUILDING CONSULTANCY

The Building Consultancy has completed the design and project management of FFH Management Services' new HQ at 2 Grand Parade, Dublin 2. The Building Consultancy states that the defining feature of the new space is the captivating view of Dublin it affords, and the guiding principle behind the design was to celebrate this.

The company explains that each aspect provides a rich tapestry of landscape and cityscape, from which the design references were drawn. According to the company, the design pulls inspiration from each elevation: the rooftops of the city to the west, punctuated by the domed, patinated copper roof of Rathmines Church; the Dublin mountains hugging the south-west backdrop; and, the Victorian redbrick houses enclosing the textured treetops of Dartmouth Square to the east. Each of these references informs the curved forms that shape the space, and both the natural and refined colour and texture palettes, with a focus on sustainability. Teams can choose to convene in spaces catering to a variety of needs, from a relaxed lounge room



for small informal meetings, to a flexible conference room catering to training groups, and more traditional meeting spaces in between. For external visitors, The Building Consultancy explains that there is a private hotelling office, which provides a base they can

call their own while travelling. The visitor waiting area, nestled between the hotelling office and executive boardroom and office, also offers flexibility of use, with each space drawing upon the design intent to reflect and revere the scenery beyond.

## NEW GENERATION WINDOW DISPLAYS FROM DOUGLAS DISPLAYS

With over 40 years' experience working with estate agents, Seán Douglas and his team in Douglas Displays state that they are delighted to celebrate their first year as the exclusive Irish distributor for Vitrinemia.

The company states that this new partnership offers the most professional world-class display systems, designed specifically for estate agents' windows and interiors.

According to the company, Vitrinemia innovative systems include LED light panels with banners, tilted, shape and the new Light & Play 22" suspended digital screens to help create a whole new look for window and wall displays. The company states that Vitrinemia is a track-suspended system, which is unique and allows for change of size,

orientation, and mix of digital and LED panels, including a range of ESD 49" and 55", 4,000 nits, hi-bright large format digital displays and software, which can be suspended or sit

freestanding in the window area. The company invites customers to visit its Vitrinemia showroom in Ballymount, Dublin 12, to learn more.





## GOOD NEWS FROM MODULE

Module Group states that it is celebrating a significant achievement, as five of its dedicated employees recently completed their assessments and earned the prestigious title of Registered Building Surveyor under the Building Control Act. The company states that this recognition is a testament to the employees' hard work, expertise, and commitment to maintaining the highest standards in the industry.

The Registered Building Surveyor title is a mark of excellence, ensuring that these professionals are fully qualified to carry out vital roles in the building and construction sector.

It highlights their ability to assess, inspect, and ensure compliance with Building Regulations, providing clients with the confidence that their projects meet legal and safety standards.

Module Group states that its team's achievement reflects its ongoing commitment to developing skilled professionals and delivering top-tier building surveying services to clients across the industry.

Directors Shane Hynes and Andrew Ramsey congratulate Niall Cummins, Luke McCarthy, Colin Murphy, Brian McCarragher and Nicky Mackin on their achievement.



From left: Luke McCarthy, Building Surveyor; Shane Hynes, Director and Chartered Surveyor; Eithne Carolan, Project Surveyor; Andrei Vartic, Architectural Technologist; Yanesca Millians, Head of Architecture and Design; Colin Murphy, Project Surveyor and Fire Consultancy; Andrew Ramsey, Director and Chartered Surveyor; Seamus Marland, Project Surveyor; Brian McCarragher, Building Surveyor and Fire Consultancy Lead; Niall Cummins, Surveyor and Assigned Certifier Lead; and, Nicky Mackin, Building Surveyor and Professional Service Lead.

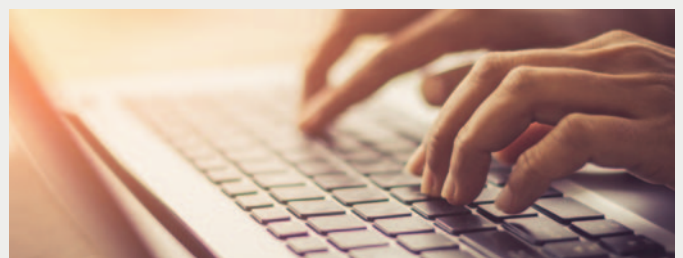
## JOB SEARCH

### PROPERTY

#### Assigned Certifier Catalyst

**Job Description:** Must be Chartered/Registered, etc., and professionally able to deliver the statutory role of Assigned Certifier. The candidate will work across multiple project types, including high-density residential, industrial, office fit-out, schools, and hospitals.

**Contact:** Jennifer Whelan at [recruitment@catalyst-group.com](mailto:recruitment@catalyst-group.com)  
**Deadline for applications:** 04/04/2025



**LOOKING FOR A NEW OPPORTUNITY?**  
FOR MORE DETAILS ON VACANCIES, VISIT  
OUR WEBPAGE – [WWW.SCSI.IE/JOBS](http://WWW.SCSI.IE/JOBS).

IF YOU WISH TO POST A VACANCY, PLEASE VISIT  
[WWW.SCSI.IE/POST-A-JOB](http://WWW.SCSI.IE/POST-A-JOB)

# PREPARE FOR SUCCESS

GOOD PREPARATION IS KEY, AND AN AWARENESS OF COMMON PITFALLS CAN BE HUGE BENEFICIAL IN AVOIDING A REFERRAL DURING THE ASSESSMENT OF PROFESSIONAL COMPETENCE.

**A**n analysis of Assessment of Professional Competence (APC) referrals across recent years has identified areas where candidates commonly encounter difficulties. Insights from this analysis are being used to augment existing supports and identify new areas for development. This article shares some key findings.

## Positives and areas for improvement

To start with some positives, since the increase to level 2 for the sustainability competency, it appears less frequently on referral reports due to a combination of graduates being better equipped and sustainable practices becoming more embedded and apparent in the workplace. However, some struggle with understanding nearly zero energy buildings (NZE). Similarly, candidates generally have a good grasp of ethics. However, on the construction side, while knowledge of the Building Control Act is improving among Quantity Surveyor and Building Surveyor candidates, it does need further improvement. In general, some also lacked understanding of current industry trends, Property Services Regulatory Authority requirements, professional indemnity insurance, and GDPR.

In terms of more specific trends for property and land candidates, topics that arise consistently are the International Property Measurement Standard (IPMS), strategic real estate consultancy, the Red Book, and landlord and tenant. Candidates often display some knowledge and understanding, but lack sufficient breadth and depth of experience. While assessors understand that, for example, a candidate's experience of methods of

valuation may be focused in particular areas, it is expected that they will be able to discuss other methods of valuation that they may not have used in practice. All candidates need to demonstrate a breadth and depth of knowledge, and the ability to provide reasoned advice, for level 3 competencies.

On the construction side, health and safety legislation and roles often feature. Agreed Rules of Measurement (ARM) and Technical Guidance Document Part F also regularly appear. Forms of contract, procurement routes and risk management require a greater breadth and depth of understanding in many cases. More recently, some emerging trends in referrals relate to International Cost Management Standards (ICMS), life cycle costing/analysis (LCC/LCA), and digitalisation.

## Tips for success

These examples are not exhaustive, but are illustrative of just some areas for focus. In preparing for APC, candidates should:

- **Get the basics right** – be aware of SCSi/RICS ethical standards and codes of conduct. Be prepared to discuss competencies, especially those that are mandatory. Spell check documents and ensure that they are professionally presented. Ensure that pre-qualification structured learning (PQSL) is varied and relevant.
- **Demonstrate competency** – examine the pathway guide and examples of levels 1, 2 and 3 competencies. Prepare examples from your experience relating to each competency. Be honest with yourself – if you are not ready, gain more experience to deal with shortcomings rather than going into an interview poorly prepared.
- **Undertake a mock interview** – if this is not possible, take up opportunities to deliver presentations whenever possible. This will build your confidence and ensure that the timing is right for your interview.
- **Use SCSi supports** – attend workshops, read guidance, and attend CPD and training. Contact the education team if you need advice, support or assistance.
- **Look after your physical and mental health.** If you need help, seek support. The RICS's LionHeart provides candidate support, including webinars and workshops to help with well-being. To find out more, go to <https://www.lionheart.org.uk/apc-support>.

## EDUCATION

James Lonergan  
SCSi Director of Education  
& CPD



# THE TRANSFORMER

RICS CEO JUSTIN YOUNG SPEAKS ABOUT HIS ROLE, AND THE DEVELOPMENT OF RICS AND ITS GLOBAL RELATIONSHIPS.

**J**ustin Young came to his role as CEO of RICS with a strong background in business transformation. Having worked for global organisations like Hewlett-Packard and law firm Clifford Chance, he joined RICS after five years as Chief Operating Officer with Knight Frank. He feels this experience has given him an ability to oversee positive change, and also, vitally, to engage with members: "There's often some very structural changes that you need to make and make sure that you've got the right people with the right skills. I've totally changed the executive team at RICS. So six out of eight of them are new. Gelling that team together so they can really deliver for the staff, for the members, that's been a huge focus for me. But it's brilliant, the way that team has come together. I see that as my role as a CEO; you've got to create the environment in which people can be really successful".

## A time of change

Justin joined RICS at a time of major change for the organisation, but he was undaunted by the challenges involved: "For me it was a great challenge, in a sector that I really enjoyed, to get the organisation to become really world class. It's clear that professional bodies and regulators are so important in the property



**I SEE THAT AS MY ROLE AS A CEO;  
YOU'VE GOT TO CREATE THE ENVIRONMENT  
IN WHICH PEOPLE CAN BE  
REALLY SUCCESSFUL.**

## INTERVIEW

Paul O'Grady  
Director, Think Media Ltd



## I'M CONSTANTLY LOOKING AT NEW PATHWAYS BY WHICH PEOPLE CAN COME INTO THE PROFESSION AND FEEL PART OF THE PROFESSION.

space at the moment. We need professional bodies to make sure that standards are correct, and because we've got the breadth of thinking to help advise governments on what is the best way to approach the property situations that we have in many countries".

One of the significant developments that Justin is overseeing is a decentralising of resources, both within the UK, and across the organisation's enormous global membership: "This means that we can have more resources closer to our members. I spent six years in Singapore and had an amazing time there. That taught me what it's like to be in an international network of a UK-headquartered global organisation. I think this is particularly important for what we're doing at RICS. It's understanding that wherever people are, and particularly with property, it's a very local game. You've got to give a pretty good level of autonomy, not total autonomy, but a good level of autonomy for people to do what they know is right in their own local area. So if there is the office in Hong Kong, they know what their local members need – it is freedom within a global framework. We have a raft of services and products that we help our members with, but it's up to the team in Hong Kong to decide how members really need lots of this, but not very much of that".

Adapting to an evolving industry is another key element: "A lot of our member firms find that they're hiring very different skills to the ones that they previously did. Of course, they'll still hire valuers and commercial agents or residential agents, and so on. But we now find that there's data analysts. They need financial experts, whether it's debt or equity. For me, RICS has a role to play in bringing those people

in and making them feel a part of the property sector in its broader sense, so I'm constantly looking at new pathways by which people can come into the profession and feel part of the profession".

Finally, as in all sectors, sustainability is high on the agenda: "What pathway should sustainability experts have into our profession? And if we've got surveyors who want to be specialists in that space, then we should be able to offer them that pathway, that continued professional development".

Central to all of this is maintaining the core values that define representative organisations like RICS or indeed the SCSI: "Our focus is around this sustainable, resilient, inclusive, natural and built environment for all. And so that inclusivity part is really important as well. We have this thread that runs through what we do – not compromising on our standards and making sure that what we do is in the public interest. And, of course, the way we deliver in the public interest is to make sure that our surveyors are the best they can possibly be".

### The problem of housing

RICS obviously has a role in dealing with the day-to-day issues that affect the construction, land and property sectors. Like Ireland, and many other countries, the UK is currently experiencing a housing crisis. Justin identifies two main issues that need to be addressed to move towards solving this – planning and skills: "Certainly in the UK, it's so hard to get something through the planning system. Individuals can object a number of times. Now, the great thing about the new [UK] Government is they said we're getting rid of that. So yes, there are still safeguards, and you can have an

appeal, but once it's baked into the local plan, that plan can go ahead. The connected issue to that is we don't have enough planning officers. The Government here has announced that we can have 300 more planners. That's really helpful but the problem is we've got more than a thousand planning vacancies".

In terms of skills, RICS is keen to encourage a broader approach in education: "What we are trying to do is to get the education system to be more oriented towards vocational skills, particularly in the built environment. Here in the UK, we have a T-level, which is vocational equivalent to an A-level, but very few people know about it because it was launched during

### Rower, soldier, leader, family man



Justin studied psychology at Durham University, where he continued his love of rowing. After graduation, he went to the Royal Military College, Sandhurst, and was commissioned into a tank regiment. Following six years of service, he went into commerce, specialising in transforming businesses. Justin is married, and he and his wife have two adult children. In his spare time, he likes to keep active: "I like to exercise. So on a road bike, as in cycling. And I'm training to become a rowing umpire".



Covid. We've got to get that into people's minds. In Wales, there's a GCSE in the built environment. We should be spreading that out to whatever equivalent exams people aged 15 and 16 are taking, because the built environment is part of everybody's lives. It's important, particularly for people who are not necessarily excited by academic subjects. They don't need to choose at that age: do I want to be a surveyor; do I want to be an architect; or whatever. Just get them interested in the built environment and then they can choose later on".

### Global reach

While, as Justin says, property is very much a "local game", RICS is a global organisation in an increasingly globalised world, and this has a clear value for members, in particular when it comes to standards: "More and more people have a global view of things, and therefore, we need to have a consistent view about the thing that's key to their global organisation, which is the property side of it. So whether it's the properties that they occupy as a business, or whether it's because they're invested in a series of assets around the globe, you need a consistent approach to valuation. You need to know that they're all of the right standard, but you need to know that they're being valued in the same way as well. If you've got that consistency in those strong standards, it drives international investment. We work with a number of governments around the world, helping them to understand what regulatory regime they need to give international investors confidence that they've got a transparent market and that everything in that market is being valued in the same way".

The benefits of RICS and SCSi membership are clear: "Our members find in countries where we're growing that there is this real understanding that if you're backed by RICS, the global standard setter, then you have gone through the training, the qualifications, to become a true professional. That means that people are going to use you because they know they're going to receive a quality service. One of my really grand ambitions for RICS, and this is absolutely parallel with the SCSi, is that if you are not a member, you should be at a disadvantage in the market. That's absolutely where I want us to be".

Global organisations inevitably have diverse memberships. Justin says that RICS is keen to nurture and support this, with the help of members themselves: "The valuers have the Red Book, and that is something that's an absolute jewel in the crown. But a much smaller community like the hydrographers, they're really keen and really involved, but there's an element where the members have to drive themselves, and we'll provide whatever support we can. The thing I love about surveyors is they're all really keen to get involved. It's a great profession from that point of view".

### Building on relationships

Strong and positive relationships with global partners is also key, and Justin singles out the SCSi in particular: "We don't have the same relationship with anybody else that we do with SCSi. We have a lot of dual memberships, and so we should keep making sure that those are relevant and that people get what they need from them. I do not believe in going into a country and planting a flag – we have to partner with local organisations. The SCSi is at the top level because it's a real sister organisation, and they do everything pretty much on our behalf. So that's a model that works. We don't have that anywhere else, but we have lots of other relationships".

For the future, it's all about building on these strong foundations, and widening the organisation's reach: "I think as a sector, we're quite narrow. So this goes back to what we're doing around really strengthening our team that is going to have relationships with universities and schools, to get a really diverse group of people interested in our sector. We've got to help people understand that the built environment is a great career".

## Justin Young on....

### SCSi and RICS

"There are often cases where it makes more sense to partner with somebody than to do something yourself. I think SCSi is a classic example of that, where you've got a hugely capable organisation. There's no point in setting up in opposition to such a good organisation, so let's join together and make sure that people can benefit from both of our organisations and everything that we do."

### Credibility with Government

"I would say the SCSi is an exemplar in the way that they got themselves into a position of being that advisor from a very independent third-party point of view. We – RICS, SCSi – shouldn't be there hammering on the front door, demanding this and calling for that. We should be sitting in around the table saying, look, this is how we get it all fixed."

### Training in the army

"The leadership training that you get in the military as a young person is extraordinary. I was 24, I think, when I went out to the first Gulf conflict. I was in tanks. You're in the desert responsible for 11 soldiers as a second lieutenant. Of course, there's a massive machine around you, the squadron, the regiments, the brigade. But it's you."

# SURVEYING IN THE FAMILY



All parents try to have some influence on their children, and sometimes the kids even listen. Here the *Surveyors Journal* talks to some surveyors who are parents, and the children who've followed in their footsteps into the profession.

## Hannah and Willie Dowling

Willie Dowling says he never put any pressure on his daughter Hannah to become a surveyor, but never discouraged it either. He says she saw the ups and downs of the business through the Celtic Tiger period and its aftermath. Willie is a Director in Colliers and previously spent 27 years in CBRE. Following a geography and sociology degree in Trinity, Hannah jumped on the surveying train and undertook the graduate programme in CBRE.

Hannah did not tell Willie she'd applied to the CBRE graduate programme until after she had done so, says Willie: "I'm delighted. She's doing really well. She's taken to it really well. I must say I always liked property and liked the career that I've had in property. She clearly has an aptitude for it".



Willie Dowling and his daughter Hannah.

Hannah completed a part-time master's in real estate in TU Dublin during her graduate programme, and this then allowed her to sit the Assessment of Professional Competence (APC). Following her graduate programme, Hannah moved to TWM, and says: "I work across their agency, investment and client relationship management team. And with those teams, I work across all commercial asset classes".

Hannah says her Dad encouraged her to pick whatever career path she wanted but that seeing him work while growing up did have an effect: "I could see how varied his days were and the different variety of

## FEATURE

Colm Quinn  
Senior Journalist,  
Think Media Ltd



**WILLIE DOWLING SAYS HE NEVER PUT ANY PRESSURE ON HIS DAUGHTER HANNAH TO BECOME A SURVEYOR, BUT NEVER DISCOURAGED IT EITHER. HE SAYS SHE SAW THE UPS AND DOWNS OF THE BUSINESS THROUGH THE CELTIC TIGER PERIOD AND ITS AFTERMATH.**

instructions he was working on. Probably the thing that stood out to me the most was the network he had built up. As a child, he seemed to be running into people the whole time. And I was always fascinated about this job that brought him into contact with so many people. Then when I was coming to the end of my degree, I said to him, 'Look, I'm thinking about this career in property. Just shout now. Now is the time to say if you don't want me to walk into it'. And he was nothing but supportive and he was delighted".

Willie highlights the positives of the property business: "It's still very much a people business. That's one of the good things about it. You get to meet an awful lot of interesting characters. You're not just sitting at your desk. It's very interactive. There's a good social side to it. Within the bigger firms, there's opportunities to travel or to work in Australia or the UK, or wherever, so you can go through those networks. It is a very dynamic career. I wouldn't put anybody off".

Hannah is also complimentary of the social side of the career and the role of mentorship. She says she's been lucky to work with many people who've guided her in her early career: "I think as I look to go forward in my career, that's something I'd really hope to be able to pay back, that whether it's young women getting into surveying or young men, that they would know that they could shoot me a message on LinkedIn or an email. It's a fantastic industry just to be able to pick up the phone and go for a coffee with someone. People are really supportive of young people in the profession".

And of course, like many others in many industries, Hannah can go to her Dad for advice where appropriate (confidentiality is a top priority for both): "In my particular circumstance, the parent I happen to go to for life advice has had a career I really look up to and respect. While we have our own careers, as he's with Colliers and I'm with TWM, and we're doing our own things, I'm incredibly fortunate that the sounding board I have to go to is someone who's very experienced in the industry. So it's something I definitely don't take for granted".



Felix McKenna and Ellen McKenna.

**Felix and Ellen McKenna**

Former SCSi President Felix McKenna's daughter Ellen has also followed him into surveying. Felix has had a very varied career, and Ellen got to see this action. He led the redevelopment of Eircom's new headquarters at Heuston South Quarter, and Ellen got to see this at ground level, she says: "Our routine for a number of Sunday mornings, particularly circa spring 2008, was we'd start with a site visit down to Heuston, and he'd be taking notes, and I'd be following him around, and then we'd get a treat on the way home!"

She also remembers her Dad bringing her to the SCSi Annual Dinner when he was President.

Felix has had a varied career over the years. He is a Chartered Building Surveyor and currently Property Asset Manager for the Archdiocese of Dublin. Along with Eircom, he also previously worked with NAMA and in other roles elsewhere. Ellen originally studied business, economics and social studies (BESS) in Trinity. It was during this course that she decided to do a work placement during the summer with Savills, which had a huge impact on her eventual career decision. Following Trinity, she completed a Master's in Real Estate at TU Dublin, and now works for Savills as a Senior Surveyor.

Felix says having Ellen in the profession has reinvigorated his interest in the industry: "I was delighted that Ellen followed me into the sector and obviously we're very proud of her. I suppose, to be honest, I have a whole new interest in one sense in that as I approach the end of my career, Ellen is beginning in hers and, in that sense, she's much closer to the industry action. Obviously, we have that in common and it keeps me very interested and in touch with what's going on in the wider market".

Ellen says seeing the property sector through her father and others influenced her decision to go into the industry: "I think the big thing was that I was exposed to the industry from such an early stage. I had family members in the sector, including my grandfathers. I still have uncles and cousins in the building sector. And then obviously my dad. And I suppose a lot of the chat around the dinner table was property focused". Ellen says there is always plenty to talk about with her Dad, and that she

**FELIX MCKENNA SAYS HAVING HIS DAUGHTER ELLEN IN THE PROFESSION HAS REINVIGORATED HIS INTEREST IN THE INDUSTRY: “I WAS DELIGHTED THAT ELLEN FOLLOWED ME INTO THE SECTOR AND OBVIOUSLY WE’RE VERY PROUD OF HER”.**

(occasionally!) goes to him for advice: “I feel like I’d be lost without him because he has that experience and he’s able to make suggestions or just throw in a comment here or there, which you mull over. I suppose I am conscious, though, on the flip side, that I need to operate independently. But he’s always willing to chip in and share his experiences, which are useful. He’s seen first-hand most of what I’m coming across now”.

Felix says entering the profession now provides people with the opportunity to help address some of the biggest challenges the country is facing: “You look at the impact of population growth, climate change, the whole sustainability agenda, the repurposing of the existing building stock, the scale of urban planning and infrastructural development required to facilitate the required house building programme. There’s so many big issues to be dealt with over the next 20 or 30 or 40 years. There’s just loads of opportunity there where surveyors’ knowledge and skill will be required to devise and deliver the right solutions”.

#### **Michael and Kate Hogan**

Kate Hogan is currently working on the graduate programme at Linesight following her graduation from TU Dublin last year. Her father Michael is Property Director Ireland for SSP Group PLC, which manages many catering facilities in airports such as Dublin, Belfast and Heathrow. Like Kate, Michael is himself a graduate of Bolton Street, and has been heavily involved with the SCSi, notably on the Project Management Committee and the APC.

Kate was aware of the different areas of surveying and construction through her Dad. She went to an all-girls’ school, where careers in the industry were not always highlighted, and says she used her Dad’s knowledge to see what course and career path might suit her: “I started looking through courses with him in Bolton Street, and obviously, he had insight on what aspects I would be good at based on my subjects”.



In November 2024, Kate Hogan was the recipient of the Ivan Webb Scholarship Award. From left: Paul Bruton, President of the Master Builders’ and Contractors’ Association (MBCA); Kate Hogan; and, Michael Hogan.

Michael says Kate is very ambitious and would not have chosen her career path without thoroughly looking into it herself: “She’s been alongside me and my journey for the last 25 years as a Chartered Quantity Surveyor, so she’s seen me working in that profession. I didn’t guide her in any way. She took it upon herself to do the research. Then she told us a surveying career was an option she’d like to pursue further. And after doing her research, she decided she’d go for it. To be fair, I was delighted when she made the decision”.

Kate also highlights events she went to in school as being informative and contributing to her interest in surveying: “We went to conferences like the iWish conference in the RDS, which highlights careers for women in STEM-related roles. I’ve gone back with Linesight to talk about quantity surveying at iWish to young girls”.

Michael is still assisting Kate in her career ambitions, he says: “The goal after graduating is to continue with her APC and get chartered as soon as she can. And then maybe she can use that as a platform for travel. It’s a worldwide qualification, as we know. And being chartered allows you to travel and work in many, many countries”.

Kate says having a parent work in the same area as you is obviously beneficial: “It is always helpful to know someone that has a bit of an insight into the industry. It was definitely helpful when I was doing my dissertation to get different views on it. I think it will be more helpful to me further down the line in terms of different career paths that I want to go down or when I’m getting chartered. He’s been chartered for my whole life, so it’ll definitely be helpful to me when I’m studying and looking at different scenarios as he’ll have had first-hand experiences with a lot of that”.

Kate believes there should be more done to make girls aware of careers in construction: “I think there’s so many courses and roles out there related to construction that a lot of people just don’t even know of or aren’t aware of. I think it definitely should be promoted more about how many roles there are, especially for women in construction. There are so many female role models coming up that I can see, and also a huge demand for them. There’s loads of jobs available”.



# VALUING ESG

THE NEW RICS RED BOOK CONTAINS IMPORTANT CHANGES AROUND ESG REPORTING IN VALUATIONS.



**T**he new edition of the Royal Institution of Chartered Surveyors (RICS) Red Book took effect on January 31, 2025, and all valuations must adhere to the new updates from this date. Valuers should be aware that there are some significant changes concerning the increased importance of incorporating environmental, social and governance (ESG) factors into all future valuations. The updated Red Book centres around three main areas:

## ■ Findings from the Valuation Review/Peter Pereira Gray Report

Many of the findings from the review, which are incorporated in the Red Book, promote greater professionalism and ethical standards, and are welcomed within the industry.

## ■ Practice and process changes from evolving areas such as ESG and technology

Existing standards have been amended around automated valuation modelling (AVMs), and new standards covering automation, artificial intelligence (AI), and ESG. There are amendments throughout the document's

Professional Standards (PS), Valuation Technical and Performance Standards (VPS), and Valuer Practice Guidance Applications (VPGAs) relating to ESG, while valuers should also have regard to the incorporation of the new VPGA 11: 'Relationship with auditors'.

## ■ Alignment with other relevant global standards and regulations

This includes alignment with the new International Valuation Standards (IVS), which were published on January 31, 2024. The RICS Red Book must adhere to the IVS – and with a revised structure to this and focus on ESG and valuation modelling, the RICS has adopted similar measures in the new Red Book.

## What are the main ESG-related changes in the new Red Book that affect valuers?

### PS 1

The Red Book now has mandatory ESG requirements in relation to the Terms of Engagement (TOE), whereby additional requirements might be incorporating ESG considerations for inspections and investigations, requesting ESG data, carrying out an ESG risk assessment, seeking cost information, and potentially needing to commission experts. The ESG information must be agreed with the client in the TOE, and it is important to note that valuers should only carry out functions they are competent in and that are within their areas of expertise.

Relevant limitations on ESG considerations must also be clarified at this stage, such as clarifying that the valuation does not constitute an ESG risk assessment or ESG rating. Any client requirement to consider ESG matters, including specific measurements and strategies that are applicable and/or relevant only to the client, must be identified and agreed in the TOE or as a separate instruction. These requirements must be considered in a way that is appropriate to the basis of value and any special assumptions.

## FEATURE

**Conor Gillett MCSI MRICS**  
Director, Value and  
Risk Advocacy, JLL



**Table 1: Examples of ESG factors to consider in relation to real property interest.**

Environmental
<b>A</b> Energy consumption (with reference to heating, cooling and lighting). This may include energy use intensity measures benchmarked against the relevant real estate sector/class.
<b>B</b> Labels and certificates (for example BREEAM, LEED, WELL).
<b>C</b> Physical climate risk factors (e.g., flood, heat, drought, sea level).
Social
<b>A</b> Location characteristics (connectivity and infrastructure).
<b>B</b> Mobility (for example, number of electric vehicle charging points or bicycle parking spaces).
<b>C</b> Building access for people with disabilities and associated requirements.
Governance
<b>A</b> Safety (whether the property meets safety regulations and market expectations of safety).
<b>B</b> Risks around ownership, occupation and the source of any relevant transaction funds in relation to criminal activity, including but not limited to money laundering, terrorist finance, modern slavery, and breach of national and international sanctions.
<b>C</b> The impact of ownership and/or occupation where there is a negative public and/or market perception of their ESG credentials and application.

**VPS 4 records and valuation records**

There are now mandatory requirements when carrying out inspections and investigations to request and collect appropriate and sufficient sustainability and ESG data for the valuation. The extent of this is for a valuer to consider and provide valuation advice on. This section also mentions the importance of accurate recording of inspection notes, valuation judgement, communication with client, etc., which will ensure that a comprehensive approach is taken and assist any potential audit queries.

**VPS 6 – valuation reports**

The valuation report needs to reflect the revised reporting requirement as agreed within the TOE. Valuers need to identify, report and document the consideration of ESG factors and any impact on the valuation conclusion or rationale.

The Red Book notes that: “When it comes to the significant ESG aspects influencing a valuation, the valuer should be reasonably informed of ESG frameworks and legislation relevant to the valuation being undertaken”. It is important for a valuer to carry out continuing professional development (CPD) to ensure that they are aware of current trends in the market and legislation/regulations that may impact on the property. The Red Book also notes that “ESG considerations have the potential to require qualitative and/or quantitative reporting and documentation”, and as such valuers must ensure that they provide sufficient supporting analysis of their review and incorporation of ESG elements into their valuation.

**VPGA 8 – Valuation of real property interests – Section 3 ESG matters**

**Section 3.4 Transition and Stranding Risk** – this section identifies the potential impact of legally binding international treaties, such as the Paris Agreement, or domestic regulations or legislation. The RICS states that valuers must be careful in their role in supporting any analysis that

may be a specialist area. The section also notes that transition risk can be considered through the appropriate use of special assumptions, which should be agreed within the TOE provided they are within the area of expertise of the valuer.

**Section 3.6 Social and Governance Considerations** – for the first time IVS 104 has explicitly set out some examples of social and governance factors. Valuers need to use caution when incorporating social/governance value, as this is often a specialist area that may require additional expertise. It should be noted that, similar to making any adjustment for environmental factors to a value, any value adjustments made for social or governance factors should be justified based on supporting market and comparable evidence, or where a valuer judges market participants would factor them in.

**Section 3.7.4** provides examples of ESG factors to consider in relation to real property interest, as set out in **Table 1**.

The RICS has also published the ESG Data List for Real Estate Valuations, which provides further guidance to valuers on which ESG data points should be considered as part of a regulated valuation.

The impact of identified ESG factors should be considered by the valuer and how they impact or influence valuation inputs such as voids, capital expenditure, tenant incentives, lease lengths or operational income, and the overall value of the property. Valuers should not try to estimate costs. Construction, refurbishment and ESG-related costs should be requested from the client and if none are available the client should seek specialist advice on these.

**What is the impact of the Red Book for valuers?**

**Expanded scope of due diligence information:** valuers are now expected to conduct more comprehensive due diligence that includes the review of ESG information.

**Valuer competence:** the significant increase in ESG considerations requires valuers to develop new skills and knowledge to stay up to

date with current market practices and legislative changes.

**Data collection and analysis:** the integration of ESG into valuations requires valuers to collect, review and interpret the information they receive. This has led to some firms collaborating with specialist ESG divisions and utilising advances in AI technologies to create new databases and tools.

**Valuation approach:** the valuer must decide what approach is best for the asset they are valuing and may opt for one or two approaches. The important thing to consider is that there is consistency across valuations and comparables.

**Reporting:** the impact of ESG requires reflection throughout various sections of the report. The valuer must be clear on how ESG factors have been considered and they must be transparent on assumptions made and what impact there has been on value. Even if there has been no impact on value from ESG factors, the valuer must state why.

**Valuation consideration:** being able to accurately evaluate the sustainability of a building will have impacts on various inputs affecting value such as void periods, estimated rental value (ERV) levels, capital expenditure requirements, and yields adopted.

#### Final points

The new Red Book is reflective of a significant shift in valuation practices, particularly concerning ESG considerations. The update reflects the continued growth and importance of sustainability in the real estate market, and

## VALUERS SHOULD BE AWARE THAT THERE ARE SOME SIGNIFICANT CHANGES CONCERNING THE INCREASED IMPORTANCE OF INCORPORATING ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) FACTORS INTO ALL FUTURE VALUATIONS.

aligns with global trends and standards. While these changes present challenges, such as additional workloads and upskilling requirements, they also offer valuers the opportunity to provide more comprehensive valuations, and this improved transparency will be welcomed. For valuers it is important to note that:

- the Red Book is principle based and not rules based – valuations rely heavily on judgement and the Red Book provides the framework for transparent and objective valuations;
- it is now mandatory to incorporate ESG in TOEs, inspections, investigations and reports;
- the adoption of Red Book standards will help valuers to ensure that they carry out their roles as agreed with their clients, that full due diligence is carried out, that records are maintained, and that information received is reflected and reported on;
- the appropriate valuation approach and method for a property is up to the judgement of the valuer;
- valuers must understand how ESG is reflected in their market to determine necessary value adjustments;
- valuers must provide sufficient qualitative commentary in their report regarding ESG factors that may impact positively or negatively on the property;
- even if the valuer does not consider ESG factors to have an impact on value, commentary must be provided as to why;
- the RICS has stressed that ESG must be appropriate and proportionate to the valuation task, and that valuers are principally focused on factors that impact value and not ESG; and,
- valuers should concentrate on their areas of expertise and request that clients seek additional specialist advice for specific ESG data reporting and strategic advice.



# STAND OUT WITH DUAL CHARTERED RECOGNITION

CHARTERED ALTERNATIVE DESIGNATION IS A GREAT WAY TO HAVE YOUR ADDITIONAL SKILLS RECOGNISED.

**A**s SCSI members navigate their unique paths following Chartership, they can often branch off into areas that diverge from the professional group pathway under which they qualified. The SCSI and RICS look to support members through Chartered Alternative Designation, either to better align with the services they are providing, or to expand the scope of services they provide.

"It's not uncommon in our profession for members to start off on the residential side and move towards the valuation or development side of property, utilising existing skills and developing new ones. For myself, combining recognition as a Chartered Fellow as both a property and facility management surveyor and a planning and development surveyor has provided instant recognition of experience in both the operational and strategic aspects of property, leading to a focus on asset management," says Enda McGuane FSCSI FRICS.

By acknowledging the varied experiences and competencies gained along the way, the Chartered Alternative Designation not only enhances professional credibility, but also empowers individuals to embrace new challenges and roles within their fields, ultimately fostering a culture of lifelong learning and adaptability.

In the area of construction, there has been a growth in the number of Chartered Quantity Surveyors looking to also have their project management skills and expertise recognised. Gavan Quinlan, Chair of the Project Management Professional Group, says that: "As the industry evolves, clients and employers are increasingly scrutinising whether their project managers are competent to undertake the role. Chartered Alternative Designation offers an invaluable opportunity to demonstrate those standards of professionalism and ethics that hold true to the Society in another discipline".

## The process

Dual recognition within the SCSI offers Chartered members a valuable opportunity to enhance their professional credentials. Achieving this recognition requires meeting specific criteria that reflect both experience and commitment to the field.

To qualify for dual recognition, members must be Chartered for at least five years, which demonstrates ongoing professional expertise and commitment to ongoing professional development. Those applying must also showcase a minimum of three years of relevant experience in their submitted resumé. The SCSI recommends that this experience should align closely



## FEATURE

**Patrick King**  
SCSI Director of Membership  
& Public Affairs





with the Assessment of Professional Competence (APC) competencies of the Professional Group they are seeking to be recognised under. The application should include a portfolio of relevant experience, and an outline of the further educational achievements completed in this area. Showing qualification with other professional bodies will strengthen the application significantly.

According to Gavan: "The application for alternative designation is straightforward. The applicant completes an application form and resumé, setting out the designation they wish to apply for, as well as outlining educational experience and demonstrating competency in the alternative designation they are seeking".

### Upholding the standard

Once submitted, the application will undergo a thorough review, from which there are three possible outcomes.

- If your application clearly demonstrates sufficient experience in the chosen area, you will be approved for the Chartered Alternative Designation. Following this approval, your details will be updated on the SCSi database, acknowledging your new credential.
- If your relevant experience is recognised but does not fully satisfy requirements at the time, you may be directed to undertake a truncated Final Assessment. This assessment involves submitting documentation and participating in a one-hour interview. Importantly, neither the documentation nor the interview will cover the mandatory competencies, as these have already been assessed in your original APC or Final Assessment.



## THE SCSi AND RICS LOOK TO SUPPORT MEMBERS THROUGH CHARTERED ALTERNATIVE DESIGNATION, EITHER TO BETTER ALIGN WITH THE SERVICES THEY ARE PROVIDING, OR TO EXPAND THE SCOPE OF SERVICES THEY PROVIDE.

- There are cases where the experience presented is deemed insufficient or not relevant to the designation being applied for. These applications will be declined. They often arise from a lack of alignment with the alternative designation criteria in presenting the relevant professional experience.

### Alternative advantage

Brigid Browne speaks of her experience: "I recently became one of a handful of Chartered Building Surveyors to earn the new designation of Chartered Building Control Surveyor. While I am already a Registered Building Surveyor and can fulfil the roles of Assigned Certifier and Design Certifier, having this designation shows an elevated level of expertise that is peer reviewed. There are a lot of Registered Building Surveyors out there who are looking to gain chartership and this may be a more suitable path for them. Building surveying can be viewed as very general, but this designation is very focused, and this is a commercial advantage".

Gavan says: "The Project Management Committee is hoping to broaden awareness and look at increasing the membership of Chartered Project Management professionals. I would encourage colleagues from other chartered designations to strongly consider adding a chartered alternative to their already recognised qualification".

Enda concludes: "The SCSi/RICS alternative designation allows us to demonstrate to clients and colleagues that we have skills and expertise needed to do both roles".

### Alternative titles include:

- Chartered Arts and Antiques Surveyor;
- Chartered Building Control Surveyor;
- Chartered Building Surveyor;\*;
- Chartered Commercial Property Surveyor;
- Chartered Facilities Management Surveyor;
- Chartered Minerals Surveyor;
- Chartered Planning and Development Surveyor;
- Chartered Project Management Surveyor;
- Chartered Quantity Surveyor;\* and,
- Chartered Valuation Surveyor.

*\* The titles Building Surveyor and Quantity Surveyor are protected under the Building Control Act (2007). All professionals who use the titles Building Surveyor or Quantity Surveyor must be on the Statutory Register.*

# NEW ARM DOCUMENT

THE SCSi AND CONSTRUCTION INDUSTRY FEDERATION HAVE RECENTLY PUBLISHED THE AGREED RULES OF MEASUREMENT 5 (ARM5) DOCUMENT.



**A**RM5 was published in November 2024 following extensive work by a Joint Committee of the SCSi and the Construction Industry Federation (CIF). The new document covers a broad range of measurement rules governing construction in Ireland. The first edition of ARM was published in 1994 and ARM5 now supersedes ARM4 and its two supplements. In the introduction to ARM5, it says: "ARM5 has been produced to meet the needs of the construction industry as it has now evolved, with revisions incorporated to numerous work sections of ARM4 and some new work sections included in recognition of developments in both industry practices and technology. We trust that ARM5 will be widely used and of benefit to all participants in the industry – whether commissioning, designing, constructing or supplying work – by providing a consistent and readily comprehensible set of rules for the measurement of building works".

## Areas covered

ARM5 covers the breadth of construction activities in 26 work sections. It includes all of the work sections in ARM4 with some new ones to meet the needs of an evolving industry.

## FEATURE

Colm Quinn  
Senior Journalist,  
Think Media Ltd



One of the major changes between ARM5 and ARM4 is the incorporation of ARM4 Supplement 1: Amendments to the Agreed Rules of Measurement to Incorporate the Public Works Contracts Requirements, and Supplement 2: Agreed Alternative Rules for the Measurement of Services Installations.

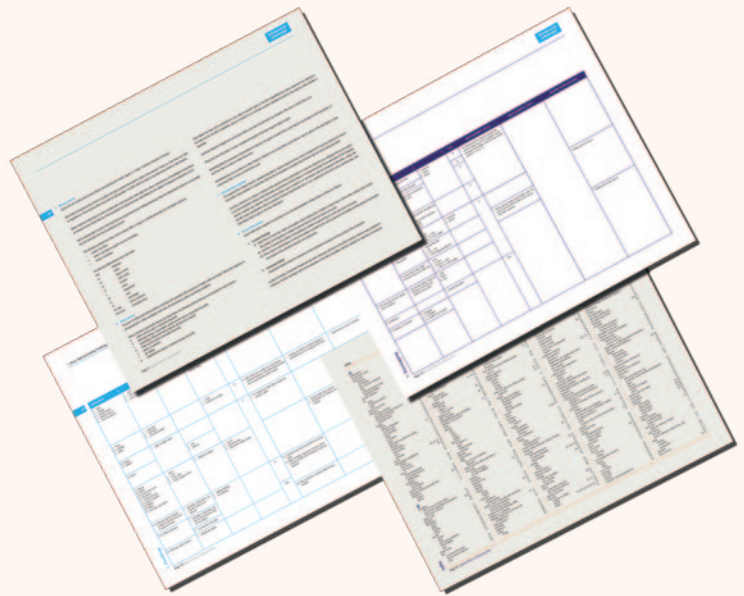
ARM5 is available free to download on the SCSi and CIF websites in searchable PDF format. It is primarily in tabular format and designed to be viewed digitally. The document includes a revised referencing system to facilitate computerised Bill of Quantities (BQ) production, building information modelling (BIM), and other applications.

## Main changes

ARM5 features significant changes and updates to ARM4 throughout the document. However, some of the main changes in the new version are in the following work sections:

- General Rules – the introduction of rules for contractor-designed development works and changes to a number of the other rules;
- Preliminaries – now in tabular format incorporating ARM4 rules with amendments and additions;
- Excavation and Earthworks – the ground and archaeological investigations content replaces the ARM4 ground investigation rules – rules are included for dealing with noxious weeds and the measurement of earthwork support, changes are adopted to the working space rules, and new sub-sections are included for crib walls, gabions, and reinforced earth and diaphragm walling;

## ARM5 HAS BEEN PRODUCED TO MEET THE NEEDS OF THE CONSTRUCTION INDUSTRY AS IT HAS NOW EVOLVED.



- Piling: Piles and Piling: Piling Ancillaries – rules have been revised;
- Structural Steelwork – rules for the measurement of architectural steelwork and for all fittings on steelwork to be measured separately;
- Facade Systems and Curtain Walling – this is a new work section;
- Mechanical Installation – completely revised;
- Electrical Installation – completely revised;
- Movement Systems – a new work section;
- Builders Work in Connection with Mechanical and Electrical Installation and Movement Systems – a new work section;
- Firestopping – a new work section;
- Glazing – has been revised;
- Off Site Fabrication – Prefabricated Buildings, Pods and Modular System Building Elements – a new work section;
- Tests and Samples – a new work section.

### The need for an update

Much has changed and new technologies have been developed and adopted since the publication of ARM4 and its two supplements. Chartered Surveyor Michael Mulryan, Chairman of the ARM Joint Committee, spoke to the *Surveyors Journal* about how ARM5 was produced and updated.

Michael said the purpose of ARM5 is to “provide a uniform basis for measuring building work and embody the essentials of good practice”. To start with, the Committee asked members of the SCSl and CIF to put forward any changes they felt should be made to the document. Michael said the Committee used the responses from this, and says: “I was very lucky to have very experienced people on the Committee;

most of them were over 40 years in the industry, and the rest of the suggested changes came from them”.

Like all areas of society, construction has been changed by technological advancement and Michael says ARM needed to be updated to reflect this: “It was felt that it needed an update because of the changes in technology that had occurred and changes in how work was carried out on building sites”.

Michael explains that the document was produced with the industry in mind and hopes that practitioners will find it easy to use: “The hope is that the industry would find it user friendly insofar as, first of all, it’s online, and secondly, it’s in a very searchable format. It’s in a layout that’s suitable for use on PCs. But the big hope is that it’ll be used. It’s mandatory on public sector projects and we are hoping that people will use it more than they do at the moment on private projects”.

For anyone familiar with ARM4, it should not be difficult to make the move to ARM5. The new version features an extensive index and you can go to different work sections by clicking on them on the contents page. Each page also features a ‘Return to contents page’ button to quickly get back to the contents, and Michael says: “Practitioners are used to using ARM4, and ARM5 isn’t that big of a transition. With the comprehensive index we have and the way it’s laid out and the searchability, they should take to it like a duck to water”.

Michael would like to thank everyone involved in the production of ARM5: “I’d particularly like to thank the Joint Committee for giving their time and their experience and their knowledge in putting this document together and for the light-hearted spirit in which we all worked together”.



# DEMOLITION TRANSFORMATION

ONE WAY TO ADVANCE SUSTAINABILITY IN THE CONSTRUCTION SECTOR IS THROUGH PRE-DEMOLITION CIRCULAR ECONOMY PRACTICES.



**T**he construction sector is one of the largest contributors to waste generation in Europe, with construction and demolition waste accounting for a significant portion of the total waste flow. The pressing need for sustainable solutions has led to the adoption of circular economy principles, which focus on minimising waste and maximising resource efficiency. The SCSi is committed to driving innovation and environmental stewardship within the construction industry. This article delves into the critical role of pre-demolition audits in fostering a circular economy, and the benefits, challenges, and future opportunities associated with this transformative approach.

## Understanding the pre-demolition audit

The pre-demolition circular economy audit forms part of and informs a waste management plan, and prioritises resource efficiency, waste reduction, and sustainable construction practices. By recovering and reusing materials from buildings prior to demolition, this approach reduces the demand for virgin materials and mitigates environmental impacts. The plan aligns with European Union policies and regulations, which advocate for pre-demolition audits and material recovery strategies to promote sustainable construction.

In 2021, the Environmental Protection Agency published 'Best Practice Guidelines for the preparation of resource & waste management plans for construction & demolition projects',<sup>1</sup> which recommends the use of the 2018 EU 'Guidelines for the waste audits before demolition and renovation works of buildings'.<sup>2</sup> This latter document provides best practice guidelines for the assessment of waste streams prior to demolition or renovation through pre-demolition audits. The document also provides a series of useful

## FEATURE

**Steven Sherlock MScSI MRICS**  
Associate Director,  
KRA Visionary Project Partners



templates for preparing an inventory of materials prior to demolition, and how to codify the different materials. Key elements of the audit include:

1. Resource efficiency and waste reduction: maximising the reuse and recycling of materials such as concrete, metals, and timber.
2. Sustainable construction practices: designing buildings for disassembly and using recyclable materials.
3. Regulatory support: compliance with policies such as the Circular Economy and Miscellaneous Provisions Act 2022 and the European Union (Waste Directive) Regulations 2020.

### The role of pre-demolition audits

A pre-demolition audit is a systematic process conducted to assess the types and quantities of materials within a building, and determine their potential for reuse or recycling.

Suitably experienced Chartered Surveyors can carry out these audits to ensure objectivity and compliance with regulatory standards.

### Audit procedure

1. Information collection: reviewing historical records and conducting site visits.
2. Material assessment: estimating material types and amounts, and evaluating their suitability for reuse or recycling.
3. Recommendations: developing a material management plan, including reuse, recovery, and disposal strategies.
4. Performance monitoring: comparing actual outcomes against targets during the demolition stage.

Key participants:

- waste auditors;
- project consultants; and,
- demolition contractors.

### Environmental and economic benefits

The adoption of circular economy principles in pre-demolition activities yields numerous benefits.

#### Environmental advantages:

- reduction in landfill use;
- lower carbon emissions; and,
- conservation of natural resources.

#### Economic opportunities:

- decreased material costs through reuse;
- savings on waste disposal fees;

- revenue generation from salvaged materials; and,
- job creation in deconstruction and material processing.

### Overcoming challenges

Despite its advantages, implementing circular economy practices in the construction sector is not without challenges:

1. Quality uncertainty: ensuring the reliability of recovered materials.
2. Market development: establishing marketplaces for reclaimed materials.
3. Documentation gaps: addressing the lack of detailed building material records.

### Opportunities for growth

The transition to a circular economy presents significant opportunities:

- enhanced resource efficiency: reduced reliance on virgin materials;
- regulatory support: stronger policies and incentives from the EU;
- innovation and technology: adoption of digital tools such as material passports and urban mining techniques; and,
- economic growth: creation of new business models and job opportunities.

### Future trends

As the construction industry evolves, the circular economy will increasingly shape its practices. Emerging trends include:

1. Design for deconstruction (DfD): buildings designed for easy disassembly.
2. Material passports: digital tracking of materials throughout their life cycle.
3. Urban mining: extracting materials from existing structures for reuse.
4. Policy integration: strengthened regulatory frameworks and incentives.
5. Digital technologies: leveraging AI and blockchain for enhanced traceability and resource optimisation.

### Conclusion

The integration of circular economy principles into the construction sector represents a pivotal step towards sustainability. By adopting pre-demolition audits and embracing innovative practices, companies can achieve significant environmental and economic benefits. The SCS1 is leading the way in promoting sustainable urban development and advancing the principles of the circular economy. Together we can build a future where construction is not only efficient but also environmentally responsible.

### References

1. Environmental Protection Agency. Best Practice Guidelines for the preparation of resource & waste management plans for construction & demolition projects. 2021. Available from: <https://www.epa.ie/publications/circular-economy/resources/best-practice-guidelines-for-the-preparation-of-resource--waste-management-plans-for--construction--demolition-projects.php>.
2. European Union. Guidelines for the waste audits before demolition and renovation works of buildings. 2018. Available from: <https://ec.europa.eu/docsroom/documents/31521/>.

# TO ERR IS HUMAN, TO RECOVER DIVINE

DESIGNING AN EFFECTIVE COMPLAINTS HANDLING STRATEGY IS IMPORTANT FOR SURVEYORS.



**T**he first unspoken law of service quality and productivity is: do it right the first time! However, chances are that customers may not be always satisfied with some of the services they receive. Effective complaint handling is a critical element in the risk management toolkit for surveyors. How well a surveyor handles complaints and resolves problems frequently builds customer loyalty and protects the surveyor in the event of an unsubstantiated claim.

## Why do customers complain?

Studies have identified four main purposes for complaining:

### 1. Obtain restitution or compensation

Customers often complain to recover some economic loss by seeking a refund, compensation, or the service performed again.

### 2. Vent anger

Some customers complain to release their frustration when a service process feels bureaucratic and unreasonable to them.

### 3. Help improve the service

Some customers are highly involved with a service and they give feedback to try and contribute towards service improvements.

### 4. For altruistic reasons

Some customers want to spare others from experiencing the same shortcomings, and they may feel bad if they fail to draw attention to a problem that may raise difficulties for others if it remains unnoticed and uncorrected.

## Customer complaining behaviour

Generally, there are three major courses of action a customer may take in response to a

## FEATURE

Gwendolyn Wilson  
SCSi Director of Regulation  
and Registrar  
(Building Control Act 2007)





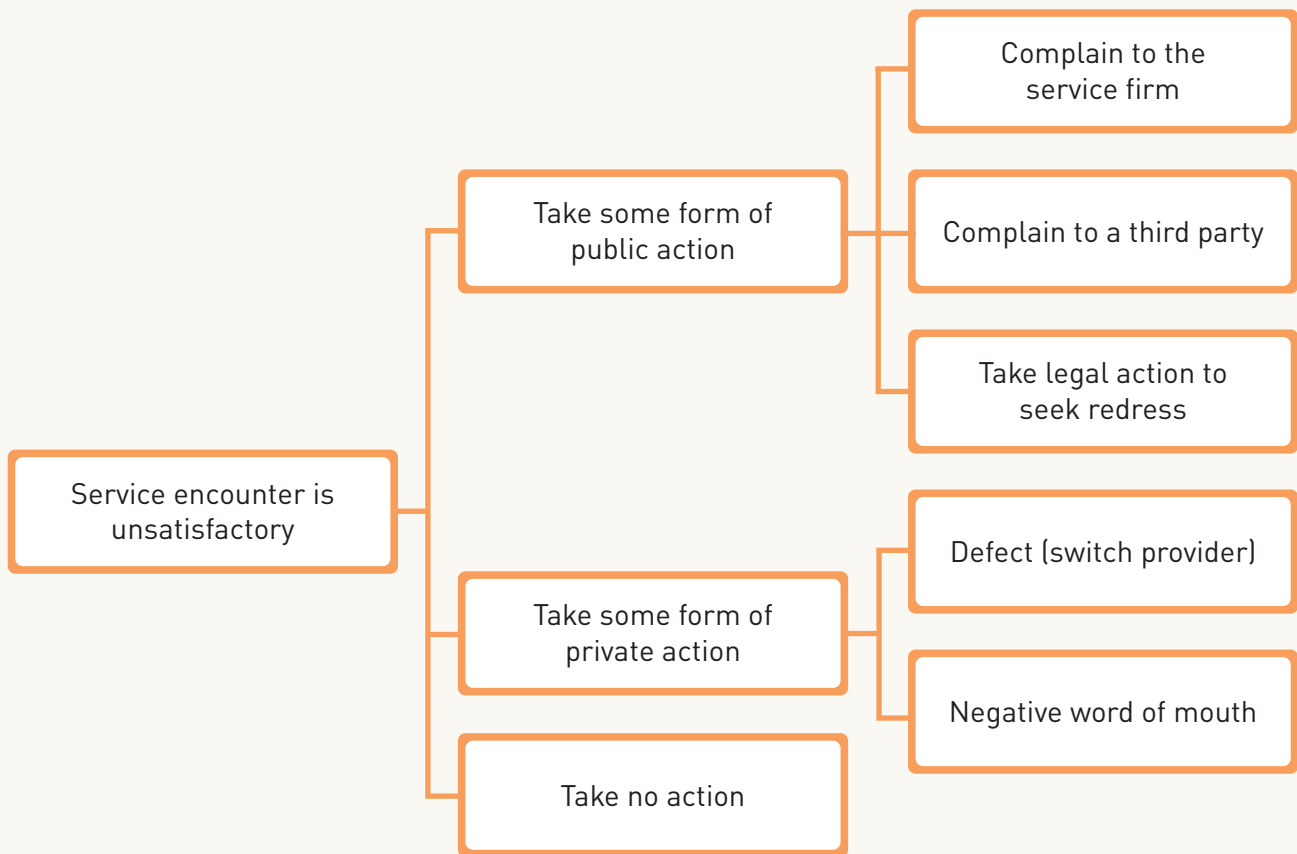


FIGURE 1: Customers can take a combination of actions in the event of an unsatisfactory service encounter.

service failure. It is important for surveyors to remember that a customer can take any one or a combination of actions (Figure 1):

1. Some form of public action, including complaining to the firm or a third party such as a surveyor’s professional regulatory body (SCSI, Property Services Regulatory Authority (PSRA)), or even taking the matter to the civil or criminal courts.
2. Some form of private action, including switching service provider.
3. No action.

It is important to be aware that the impact of a defection can go far beyond the loss of that customer’s revenue stream. Unhappy customers often tell other people about their bad experiences with service providers, and social media platforms allow customers to reach thousands of people very quickly.

**The value of a surveyor’s terms of engagement in reducing complaints**

A surveyor’s terms of engagement should clearly define the circumstance and context in which complaints may be made or managed. In other words, a surveyor’s terms of engagement should at a minimum reference that the surveyor has a complaint handling procedure in place, which is available on request by the client. Complaints generally arise when expectations have not or are felt to have not been met. Such expectations may relate to the quality, scope, timeliness or understanding of the service or advice provided by the

surveyor. A client’s reasonable expectations should be set by the terms of engagement shared with them as a part of the instruction process. The absence of such terms of engagement leaves members open to scrutiny during a complaint process. Such documents are a contract between the surveyor and the client, and should clearly outline what services are being provided, along with all costs involved. Not all complaints arise from matters contained within the terms of engagement. Such matters might include timeliness of reporting, the appropriateness of the service provided, or the client’s ability to interpret the information supplied by the surveyor. It is a prerequisite of good complaint management that the basis of the complaint is clearly outlined and understood before any attempt is made to seek a resolution.

To minimise the risk of such problems arising, it is generally best practice for the surveyor to have direct dialogue with the client. A misunderstanding at such an early stage may cause additional avoidable frustration for all parties.

**Professional indemnity insurance and reducing risk**

When professional indemnity insurance (PII) has to be renewed, insurers will form a view as to the risks associated with providing cover to a surveyor, whether a large or small firm, or an individual professional. When seeking to place PII, it is the broker’s role to present professionals and firms in the most accurate way. Typically, a PII proposal process will include an analysis of the volume,



value and risk of the instructions undertaken, to assist in the assessment of a premium. However, the ability to present good evidence of how complaints have been received, recorded, managed and resolved may also impact on the insurer's assessment of the risk management practices of the firm or individual professional. Sound complaint management and complaint reduction strategies may assist in ensuring future PII availability.

#### SCSI guidance on complaint handling

The SCSI's Guidance on Complaint Handling is available on our website. The Guidance aims to promote the importance of designing sound complaint management strategies to members through two stages: negotiation and alternative dispute resolution.

The Guidance provides useful tips for evaluating a complaint received, and initial responses and actions. It is supplemented by a complaint handling procedure template, a complaint log template, and an alternative dispute resolution process that can be utilised or adapted by members for their individual needs.

This guidance note has been published with particular regard to complaint handling

## THE SCSI'S GUIDANCE ON COMPLAINT HANDLING AIMS TO PROMOTE THE IMPORTANCE OF DESIGNING SOUND COMPLAINT MANAGEMENT STRATEGIES TO MEMBERS THROUGH TWO STAGES: NEGOTIATION AND ALTERNATIVE DISPUTE RESOLUTION.

requirements of the SCSI, the RICS, the PSRA, and the Building Control Act, 2007, all of which require surveyors to have a complaint management process in place.

#### SCSI mediation service supporting member and client disputes

If an SCSI member and client are not able to resolve matters through negotiation, the SCSI has introduced a mediation service that might help.

Mediation is a confidential, facilitative and voluntary process, in which parties to a dispute, with the assistance of a mediator, attempt to reach a mutually acceptable agreement to resolve the dispute.

The cost for the appointment of the independent mediator by the SCSI will be offered free of charge; however, the SCSI member and client then agree to the terms and the mediator's costs directly with the mediator. For further information, contact [regulation@scsi.ie](mailto:regulation@scsi.ie).

# PROBLEM SOLVER

MICHELE JACKSON, DIRECTOR AND CO-OWNER AT TWM, TALKS ABOUT HER CAREER AND THE IMPORTANCE OF RELATIONSHIPS IN COMMERCIAL PROPERTY.

**M**ichele Jackson began her career in the UK – after graduating from Oxford Brookes University with a BSc (Hons) Real Estate, she worked with Knight Frank in London before returning to Ireland and becoming Head of Investments with DTZ, now Cushman & Wakefield. In 2014, she joined Sean O’Neill as co-owner and Director of TWM, a leading high-end commercial property advisor with offices in Dublin and Galway: “We do professional services work, and also agency work, buying and selling commercial property. It’s a very client-centric business in that we get to know our clients, and their portfolios, really well. We work closely with our clients in understanding their strategy in relation to real estate. We try and get ahead of that and see what are their needs, what problems have they got, and how can we offer a service which helps them? We think of ourselves as commercial real estate problem solvers”.

## Varied role

As co-owner of a small, high-end business, Michele has a very varied role: “My role is very much around the growth strategy for the business, developing new lines of services, developing new clients, and working in new sectors and locations. I work closely with my co-owner Sean O’Neill and TWM Managing Director

Willie Norse focuses on the TWM business plan. I am also an investment agent – I do transactions, I have clients. So there’s that mix in my day, from the strategic part, to the operational part to the actual property transactions”.

While there’s probably no such thing as a typical day, Michele says there are certain core elements: “There is a combination between being in the office, meetings with colleagues, and teamwork and planning. Then there is on site on properties, client meetings, and meeting my colleagues in other companies who might be bringing properties for sale. It is a very ‘people’ business. Having good, trusted relationships with people and interacting with people is a big part of our job”.

That social side is an element of the job that Michele very much enjoys, and she feels it’s really important to her work, and an important way to learn, and develop one’s career: “My relationships with people came from years of having lunch, helping each other out – you have to have those trusted relationships”.

## A culture of progress

There are not many female co-owners in Michele’s sector, and she also acknowledges that in fact the number of women in senior positions in commercial property has fallen in recent years. TWM is an outlier in this, with 50/50 gender representation among the team, and Michele puts this down to culture, rather than strategy. She says that she has always found that there’s a place in the industry for anyone who has serious career aspirations, and wants to progress, and encourages female colleagues to think as broadly as possible in terms of their career, looking at

their business skills as well as their surveying and property skills.

She also says that a major benefit of achieving a senior position is the control it brings: “I control my diary, who I work with, I control my time. We have a culture here, we have values here, and I am able to control every aspect of that. That’s important to me. It’s a great profession. It’s a great career. It’s great fun”.



## Profile

Michele recently completed the Institute of Directors Ireland’s Chartered Director Programme, which she says was really helpful in honing her business skills, and building a development and learning mindset for herself and the whole team at TWM.

In her spare time she enjoys hiking, sea swimming and good food, and loves to travel: “As soon as I land back from somewhere, I have to have something else booked. To go somewhere where there’s a different type of people, doing different things, is very inspiring”.

## SURVEYOR PROFILE

Ann-Marie Hardiman  
Managing Editor,  
Think Media Ltd





# WHAT ABOUT INFRASTRUCTURE?

IRELAND NEEDS A RETHINK WHEN IT COMES TO HOUSING INFRASTRUCTURE.

**W**hat would you say to the farmer who sowed no seeds and expected a harvest? Quite clearly a farmer doomed to fail. It seems that successive governments and policies expected the same when it came to delivering no housing infrastructure but expecting housing delivery. We can all get caught up in the continuous debate on how many houses we need to build in Ireland. Why don't we try a different approach and focus on how much housing infrastructure we need to deliver now so we can deliver major supply in five to ten years?

## Green shoots?

In the new Programme for Government, 'infrastructure' is mentioned 75 times. Under 'Accelerating Housing Supply', there is a section for infrastructure, and in this section they mention 'invest' once. There is mention of 'support' and 'prioritise', but hope begins to fade and this looks like all too familiar Government blurb that contains the same promises but no implementation or, more importantly, no commitment to spend money. They do however pledge to raid the piggybank of the Apple escrow fund, bank share sales, and State funds, including the Infrastructure Climate and Nature Fund, to support increased capital investment in housing. This includes funding the LDA, and



improving our infrastructure, especially energy, water and transport. There are some other green shoots that will assist housing delivery: statutory timelines on pre-connections for water and energy services, as well as Uisce Éireann meeting on site at pre-planning stage to 'iron out issues'.

## Capacity problems and old problems

The Programme sets a target of 300,000 units by the end of 2030, an average of 60,000 a year. In December 2024, Uisce Éireann warned that it can currently supply 35,000 new homes per year with water up to 2029, and that expanding this number would not be possible without additional funding. It goes without saying that limited capacity from Uisce Éireann is limited supply, and this is repeated across all infrastructure stakeholders (ESB/TII/OPW/local councils). Support and prioritisation of these is welcomed, but it's money they need.

Ringfencing annual funding for infrastructure stakeholders is vital and the right thing to do; however, there is a more important question before signing the annual blank cheque. Can they deliver in the current confines of the development process? These organisations

face the same problems as house builders when it comes to delivery: planning delays; lack of professionals (project management, procurement, planning, engineering, etc.); and, lack of trades and construction workers. In the Irish infrastructure landscape, even money doesn't solve all your problems. However, it is a start, and if properly executed and compounded year on year, it's a minor move to more long-term thinking.

## Planning for a good harvest

What can be done now is that we lobby and promote the need for Government to ringfence funding for infrastructure.

This Government's plans for housing infrastructure delivery have as much chance as previous governments' and maybe even more given the current fiscal levers at their disposal. Maybe I am the pessimist and Government will mesh all the parts of planning, roads, services, an abundance of professional services, and construction labour together, and we will get the infrastructure that is needed to deliver 60,000 homes a year up to 2030. That is a lot of maybes, but if achieved as a nation that would be a great harvest!

## THE LAST WORD

Alex Walsh  
Development Director,  
Kirkland Investments



# We are Hiring!

- Chartered Building Surveyor
- Advanced APC Graduate
- Graduate Surveyor

## Duties:

- Technical Due Diligence/Building Surveys
- Dilapidations/Schedules of Condition
- Insurance Reinstatement Cost Assessments

## Why Us?

- Long established practice (1991)
- Perfect blend of city/country life with office situated convenient to M1, M2, M3 & M50 plus hybrid working
- Very generous and competitive Salary
- A good work-life balance
- Proven APC track record; 15 successful APC graduates to date!

[www.mcgovernsurveyors.ie](http://www.mcgovernsurveyors.ie)

McGovern Surveyors  
Bracetown Business Park, Clonee  
Dublin D15 YDC1

T: 01 661 0390 M: 087 2586315

E: [pat@mcgovernsurveyors.ie](mailto:pat@mcgovernsurveyors.ie)



THE BUILDING CONSULTANCY



Building Surveying



Commercial Interiors



[www.thebuildingconsultancy.ie](http://www.thebuildingconsultancy.ie)