



RICS

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property
professionalism
worldwide

May 2011

rics.org/london

London Briefing

Bringing full details of events, news and views to London Region members

RICS London Awards 2011 to be celebrated at Kew Gardens

see page 16

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See events pullout for all your CPD needs - pages 12-13

From the Chair

On 2 March RICS President, Robert Peto, and I presented the London 2011 Student Awards. This is one of my favourite duties as RICS Chair for London.

It is good to see the tutors supporting the students and is one way that RICS acknowledges great achievement. When these same students are completing their CVs, it is a differentiator, especially when the job market is so tough and the standards get higher every year.

An inspiring speech was also given by Richard Helsey, CEO for Savills, who spoke along the same lines and also about his long and varied career in surveying and about the opportunities that are out there for anyone who has the foresight and guts to take them.

I carry out interviews for Cushman & Wakefield's Graduate training programme and those of you out there are probably wondering what we look for in our candidates, especially as there is such a high standard to even get to interview stage. Personally, I am looking for

enthusiasm and passion for the job and the Company. I also look for a person who is willing to take responsibility for their own future and has a drive to succeed, so the commitment is two sided. I apply the same standards when employing staff on Regent Street. To quote a member of my team, 'I got off the tube at Oxford Circus and looked down Regent Street and I felt that this was mine and I really could make a difference'. That is the passion we all want to see.

Finally, this is probably my last 'From the Chair' message. After two very enjoyable years I am now stepping down as Chair, giving someone else the opportunity to take the London Region forward. I will not be disappearing altogether as I am going to concentrate on the Education side.



Linda Winstanley FRICS
Chair of RICS London Regional Board
Director Property Management Regent Street Direct
Partner Cushman & Wakefield

London Region staff contact details

Amanda Gardiner
Operations Director
t +44 (0)1622 815405
e agardiner@rics.org

Alison Plenderleith
Events Manager
t +44 (0)1425 653352
e aplenderleith@rics.org

Sarah Miller
Conference Producer
t +44 (0)1491 412673
e smiller@rics.org

Nicola Davies
Events Co-ordinator
t +44 (0)20 7334 3821
e ndavies@rics.org

Toni Dukes
Events Co-ordinator
t +44 (0)1959 571568
e tdukes@rics.org

Linda Lawlor
Events
t +44 (0)1622 791132
e llawlor@rics.org

Harriet Langton
Member Services Manager
t +44 (0)20 8549 2363
e hlangton@rics.org

Darrell Gorman
Member Services Administrator
t +44 (0)1634 576496
e dgorman@rics.org

Margaret Cameron
Member Services
e macameron@rics.org

Alison Adams
Regional Account Manager –
Education Sector
t +44 (0)1869 349792
e aadams@rics.org

Jo Shockley
Head of Policy and
Communications
t +44 (0)7792 838286
e jshockley@rics.org

Nina Miller
PR Co-ordinator
t +44 (0)1245 396706
e nmiller@rics.org

Pam Oates MRICS
Regional Training Adviser –
outer London
t +44 (0)7767 358391
e pamoates@ricsonline.net

David Murray FRICS
Regional Training Adviser –
central London
t +44 (0)1276 34345
e murrayassociates@aol.com



View the website at www.rics.org/london

For general enquiries call the RICS Contact Centre t +44 (0)870 333 1600
e contactrics@rics.org

Welcome

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Feature

Funding in a tough market

Discussions with surveyors and bankers over the last few months have highlighted for me just a few of the many issues concerning funding in the current market. So this personal view shares what I believe are some of the barriers we face in the hard times of the post-2008 economic environment.

The 2008 banking crisis led to record low interest rates and this alleviated pressure on the market, in contrast to the nineties recession where substantial interest rate increases presented an immediate problem. However, in the nineties recession, development funds were available though expensive, unlike the current climate where there is a distinct shortfall.

A consensus in the banking sector is that lending criteria have become much more restrictive in all classes of property, but some sectors such as development sites and secondary or vacant commercial buildings are experiencing much greater reluctance from lenders. This reluctance is despite applicants financial capabilities or well established relationships with funders.

For those operating in this very difficult market, media reports that funding will become more available is increasingly frustrating and there are understandable suggestions that the priorities of UK banks lie sometimes in addressing the legacy of 'toxic debt' and that until this is resolved, funding will continue to be an issue.

Ensuring portfolios are efficient

Financial institutions do have the more pressing responsibility to ensure that their existing portfolios are efficient and the consequence of decreases in values means that loan to value



covenants have in some cases been substantially breached. Anecdotally there are suggestions that lenders have used this to renegotiate more profitable terms with borrowers. Despite this however, the low interest rate environment has not led to breaches of interest cover ratios, preventing a flood of distressed asset sales by banks and reducing the opportunities available to opportunity funds.

There has been widespread discussion of the issues in the banking sector during the boom years but I have been unable to receive an answer to the question of why British and Irish lenders so readily made funds available during this period for proposals based on unrealistic growth assumptions or were otherwise



The iconic Battersea Power Station has remained empty for nearly three decades due to lack of investment.

Feature

Feature



Regent Street still remains one of London's prime retail and office locations

inappropriate. However there is a certain irony in that some smaller overseas banks have increasingly shaped their investment strategies around the traditional British banking approach of; 'prudence combined with effective relationship management and market knowledge'. They have maintained this policy throughout the boom years when investment opportunities were so abundant.

there is a certain irony in that some smaller overseas banks have increasingly shaped their investment strategies around the traditional British banking approach

UK banks veered away from this traditional standard to embrace the more proactive commercial approach that was so fundamental in the global financial crisis of the following years. Personally I find it curious that the standard set by British banks to support responsible investment seems to have been successfully adopted by overseas competitors, while British banks followed another road.

What is noticeable in the various auction rooms I visit is that when the hammer goes down, auctioneers are not only recording details of the highest bidders, but also record those for the under bidder to guard against funds being unavailable for the highest bidder.

The market looks to the initiatives in the budget to stimulate activity and my personal view is that these have the potential to help create a more fluid market and reduce bureaucracy. From a funding perspective there remain serious questions around the ability of the system to create funds in the current extreme risk averse climate and with such a lack of investment capacity.

Attraction of London

The appetites of overseas markets for prime buildings in central London, both within the Eurozone and beyond, cannot be satisfied and overseas investors continue to be attracted to the financial pedigree and political stability of London as a prime location. A key driver is that overseas investors do not necessarily rely on borrowed funds and are therefore buffered from the issues faced in the funding process. It is, though, a positive trend that overseas lenders have actively entered the UK market, despite their preference for property in prime areas, notably in central London.

Despite the possibility of interest rate rises, my experience in the market suggests that prospects for prime areas remain optimistic. However in secondary areas the view is at best uncertain. This uncertainty is coupled with the view that there are few signs that restrictive funding will ease for less prime stock in terms of availability and affordable margins. The consensus view seems to be that the gap between prime and secondary stock is increasing, with little prospect of change in the foreseeable future.

overseas investors continue to be attracted to London as a prime location

My personal opinion is that during the boom anyone seemed to be able to raise funds. However in the current environment even those with strong track records and positive loan to value ratios seem to be finding it difficult to raise finance.

Jon Pishiri is a Chartered Surveyor working with Jon Christopher Chartered Surveyors who provide investment and valuation advice to a range of UK and international clients.

Policy

London Policy update

Jo Shockley, Head of Policy and Communications for RICS London and South East provides a regional update.



Jo Shockley, Head of Policy and Communications RICS South East and London

New Flights

The Mayor published a report on London's airport in January, just two months before the creation of the Government's South East Airports Taskforce (SEATF) with the slogan 'better not bigger', opening up the debate on how to retain the UK's leading position in aviation capacity, while closing the possibility of additional capacity at Heathrow.

Whatever the complex arguments involved and the extent of advocacy on all sides, if additional airport capacity is to be provided elsewhere it will be a key



Mayor's report provides insight into rationale for increases in airport capacity

development for London in terms of the need for infrastructure provision, increased employment and opportunities for growth outside Heathrow. For surveyors the delivery of new airport capacity and its associated infrastructure would be major projects requiring the considerable expertise and professional capacity of surveyors.

The Mayor's view is that an airport in the Thames Estuary would minimise the environmental impacts that would otherwise impact on residents of the capital, while delivering the 'two hub' model now present at some key destinations. This, he feels, would enable London's economy to grow and enable the capital to catch up with Paris in providing additional flights to the rapidly growing BRIC economies.

The report published on the GLA website provides a useful insight into the rationale for increased capacity, though the advocacy for the Estuary solution originates not in this report but from the Mayor's office.

Nor does the Taskforce identify a new location as a solution, with a remit to report on the future of aviation in the South East and Heathrow's hub status within the constraints of the existing runways.

This highly complex discussion has only just begun.

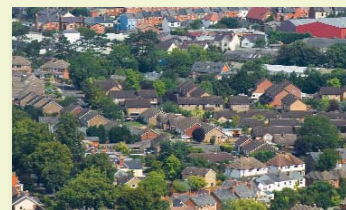
(For more information see <http://www.govtoday.co.uk/Transport/Aviation/better-not-bigger-hammond-creates-south-east-airports-taskforce.html>)

Crowded Houses

This new report from the London Assembly calls for the provision of larger houses as one of the solutions to the capital's overcrowding problem with increased numbers of 4+ bedrooomed units to be provided in the social rented sector. It recommends that the Boroughs include overcrowding in the 'points system' to meet the acute need of an estimated 100 000 currently in overcrowded accommodation in the capital. Key to delivery will be the vibrant property market that RICS advocates with funding available from both public and private investment in a healthy economy.

The Mayor's enhanced role in the delivery of public housing and his leadership will be crucial.

The report and its evidence can be downloaded from <http://www.london.gov.uk/publication/crowded-houses>



Report calls for more larger homes to be provided to deal with London's overcrowding problem

Policy

Policy

CIL Charging

RICS responded to the Mayoral consultation on the Schedule for a London Community Infrastructure Levy in February. Key issues centre around the use of residential values for calculating charges for all types of development and the possible impact on potentially lower values for other categories of development.

RICS proposes that the highest level of charges should apply only to the Central Activity Zone.

The CIL will contribute to the funding of Crossrail in London and, while this will bring benefits across the Boroughs, this charge could also impact on the ability of Boroughs to impose CILs for local improvements,

particularly in the current challenging market conditions.

Underpinning all charges, whether CIL or S106, is the need to ensure that development is viable, whether in

London's more successful markets or in more challenging inner city areas where the need for housing and regeneration remains acute.



The CIL will contribute to the funding of Crossrail

Mayoral Development Corporation

From 2012 the planning landscape of East London will change, with the new Mayoral Development Corporation taking on the role of the Local Planning Authority for the 2012 site and its surroundings, while the London Thames Gateway Development Corporation will hand back planning powers to the Boroughs before it closes.



The success of these changes will only be clear once sufficient time has passed for the Boroughs to deliver under their planning powers and for the 2012 Legacy to permeate across Tower Hamlets to Canary Wharf and the City, delivering the full potential for the economic benefits of the 'Golden Triangle'. The consultation on the MDC proposals ended on 28 April.

London Planning and Development Forum

This key forum's March meeting was held at RICS headquarters, hosting a memorable speaker line-up that included Sir Peter Hall on the missing link of London's transport interconnectivity and Gideon Amos on the work of the Infrastructure Planning Commission.

Just as inspiring were Michael Shabas who spoke from the operator perspective on the issues for transport in London and Brian Mark on the need for joined up thinking and clear direction in decarbonising the economy at all levels. Brian Whiteley from LB Hillingdon explored the West London Waste Plan before a lively discussion from this well attended meeting. The minutes of the meeting are available via the LPDF journal Planning in London.



Transport issues in London discussed

Changes to Planning

RICS held discussions in each of the regions last autumn on the impact of changes to the planning system in collaboration with the Planning Officers' Society and the Local Government Association. The key points from each of these discussions were consolidated into a single document and presented to the



All change for planning

Secretary of State at RICS, Parliament Square, in March.

Key issues are the need for new community level consultation skills as essential tools in delivering economic growth, for the elements of Localism to be communicated effectively at community level to manage expectations and guidance to support the collaboration and engagement that is needed to deliver sustainable development for the future. The report 'England Planning Workshops: The status of the planning and development sector' is at www.rics.org/policy

Careers and education news

Surveying students rewarded

Top surveying students from London's seven partner universities have been rewarded for their academic excellence.

The 51 students were nominated by their university and presented to an audience of employers, university representatives, friends and family at a ceremony held in March at RICS, Parliament Square, London.

The winners were from a wide range of accredited courses including European real

estate, arts market appraisal, planning buildings for health and building rehabilitation.



Cass Business School winners and tutors.



Kingston University winners and tutors.



London School of Economics student Gareth Roberts (right) with his tutor Dr Christian Hilber.



The London South Bank University winners with their tutors.



University College London students and tutors.



University of Greenwich winners and tutors.



University of Westminster winners and tutors.

The winners

Cass Business School – City University

Tom Foster	MSc Real Estate Full Time
Alex Ray	MSc Real Estate Part Time
Anisha Kutowaroo	BSc Hons Real Estate Finance and Investment
Ryan Gerrish	LLB Law and Property Valuation
Ivan Curilla	MSc Real Estate Investment

Careers and education news

The winners continued

Kingston University

Adam Brown	BSc Hons Building Surveying
Freddie Webber	BSc Hons Property Planning and Development
Daniel Ward	BSc Hons Quantity Surveying Consultancy
Jonathan Moore	BSc Hons Real Estate Management
Paul Rilett	MA Arts Market Appraisal
Devendra Seebaransingh	MA Planning and Sustainability
Lucy Macneill	MSc Building Surveying
Michiel Santing	MSc European Real Estate
Simon Howard	MSc Quantity Surveying
Rebecca Gardiner	MSc Real Estate

London School of Economics

Andrea Roberts	MSc Regional and Urban Planning Studies
Gareth Roberts	MSc Real Estate Economics and Finance

London South Bank University

Rebecca Westall	MSc Quantity Surveying
Anne Griffiths	MSc/Pg Dip Building Surveying
Ian Fairweather	MSc Real Estate
Zoe Mulholland	MSc Construction Project Management
Chris Leach	BSc Hons Surveying – BS route
Neil Talling	BSc Hons Surveying – QS route
Rachel Evans	MSc Planning Buildings for Health
Henry Obovu	MA Housing Studies
Darren Parker	MSc Property Development and Planning

University College London

Nelson Munyamba	MSc Surveying
Sandra Guzman	MSc Geographic Information Science
Michael Harbour	MSc Facility and Environment Management
Jacob Sims-Fielding	BSc Hons Urban Planning, Design and Management
Isabel Assaly	MSc Built Environment: Sustainable Heritage
Graham Kauders	MSc Spatial Planning
Ewen Morrison	MSc Project and Enterprise Management
Chris Classen	MSc Remote Sensing
Darren Murphy	MSc Hydrographic Surveying
Carine Lai	MSc International Planning
Sarah Morris	MSc European Property Development and Planning
Noel Titheradge	MSc Urban Regeneration

University of Greenwich

Ralph Youpa	MSc Building Rehabilitation
Marc Ishak	MSc Construction Management and Economics
Maria Plant	MSc Real Estate Development and Investment
Rasa Skripacioviene	BSc Real Estate
Shaheed Adia	BSc Hons Quantity Surveying (Consultancy Management)
Alison Fernet	BSc Hons Building Surveying (Consultancy Management)
Sarah Heppinstall	MSc Project Management

University of Westminster

Alexander Hayward	BSc Hons Building Surveying
Alexander Duque Morales	BSc Hons Quantity Surveying
Lisa Jimenez	BSc Hons Urban Estate Management
Christopher Eaglen	MSc Project Management
Lawrence Hopper	MSc Real Estate Development
Nicada Drayton	MSc Facilities and Property Management



Careers and education news

Promoting the Profession

In this gloomy economic climate school students face a bewildering range of choices in choosing the best subjects to support later career choices, particularly when news of public sector job cuts and the challenges facing many private sector employers feature in the news so often.

The opportunities open to young people are often not clear and many would not identify the many routes in the range of surveying professions as likely to lead to a fascinating career with the opportunity to achieve chartered status and access to the very top of the profession internationally. Instead they are likely to think of a surveyor as the man who surveyed their parents' house before it was sold, so explaining that opportunities range from project management on the 2012 site to becoming a rural surveyor in forestry has probably never been more important, since many of these jobs will exist even in the most challenging economic circumstances

A recent survey¹ found that employers increasingly are looking for high calibre young people to enter the profession and, once they are recruited, will pay to retain them. Property professionals under the age of 30 in London typically receive higher increases than their older colleagues. Typical salaries for older property professionals are around £50 000 or more. Although the sector has seen cuts in recent years, there is now news that some

employers are recruiting the brightest young graduates for the future.

Get involved in promoting the profession

RICS members have found that getting involved in promoting the profession at school fairs is extremely rewarding. They explain the range of career options and the opportunities available to many with the ability and commitment to enjoy a fascinating and varied career.

Jane Ballantyne, Vice Chair of RICS London Region board, who has been actively involved in promoting the profession, says, 'Advising young people can make a significant difference to their future and careers fairs are an opportunity to



Jane Ballantyne

harvest the best talent for the profession. Making this contribution is extremely satisfying as it opens young minds to the many life choices they can make.'

If you would like to know more about getting involved with this very successful activity please contact Alison Adams aadams@rics.org

To find out more about the Associate grade, visit www.rics.org/associate

1 RICS and MacDonald & Company UK Rewards and Attitude Survey 2011

APC surgeries

**10 May, 1400-1630
9 June, 1400-1630
7 July, 1400-1630
1 September, 1400-1630**

RICS, Parliament Square, London SW1P 3AD

These APC surgeries, which all take place at RICS, Parliament Square, have been designed to give candidates an opportunity to receive additional support and advice to help manage the APC for complete success. They take the form of an open question and answer session for all APC disciplines.

Each afternoon is divided into sessions which each take a maximum of 18 students and sessions will be

repeated according to demand.

These events are supported by the RICS London Regional Training Advisors and APC Doctors.

Cost: Admission is by £10 donation to LionHeart, the chartered surveyors' benevolent fund. Please note that you should book your session in advance and make your donation before the event.

Further information and to reserve a place: contact Alison Adams t +44 (0)1869 349792 e aadams@rics.org



Feature

Are you equipped to take sustainable opportunities?

RICS London Region has been appointed by the Institute for Sustainability to work on a two year project to help London-based small and medium enterprises in the construction and other built environment sectors seize the commercial opportunities arising from the move towards a low carbon economy.



Institute for Sustainability

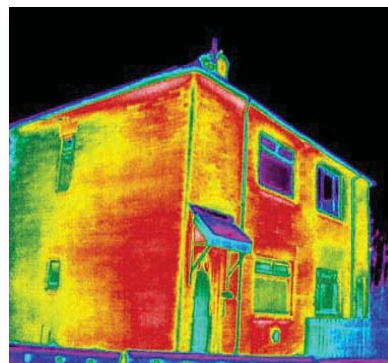


The programme, called FLASH, is part funded by the European Regional Development Fund (ERDF). It has access to some of the most recent and credible research on sustainable development and retrofit through the Technology Strategy Board, University of East London, University of Greenwich, London Southbank University and University College London.

Collaborating with existing networks within the industry, including RICS, this information will be shared in a way that helps SMEs take advantage of the commercial potential of these markets.

Free business support

As a Network Manager, RICS London Region will manage and deliver CPD to between 100 and 150 London-based surveying firms. If you sign up to the project, your company will receive 12 hours of free CPD/business support relevant to your business type and specialism.



Join the programme now by contacting:

Harriet Langton, RICS, t +44 (0)20 8549 2363
e hlangton@rics.org

Network partners

In addition to RICS, other FLASH network partners include:

- Building design – Royal Institute of British Architects
- Large contractor supply chain – Constructing Excellence
- Water and heating services – Chartered Institute of Plumbing and Heating Engineering
- Renewables – BSK-CIC (Business Support Kent) with National Energy Foundation (NEF), and supported by Renewable Energy Association
- Electrical services – BSK-CIC (Business Support Kent with Electrical Contractors Association)
- Building energy and fabric – National Federation of Roofing Contractors with others
- Small builders – Federation of Master Builders.

All the events below are offered to FLASH members at no cost.

For further information on the events available through the FLASH project contact: Sarah Miller
e smiller@rics.org or t +44 (0)1491 412673.

These are just some of the RICS events you can take advantage of when you join:

Code for sustainable homes

Tuesday 17 May
(evening event)

Future flood risk strategy

Monday 6 June
(evening event)

SKA rating – sustainable internal refit

Sustainable transport systems

Driving down the cost of eco refurbishment

(half day event – morning)
Monday 13 June

Practical

implications of Part

L – Funding

renewable energy

projects. Case Study

Friday 24 June

(half day event)

Site waste

management

Tuesday 5 July

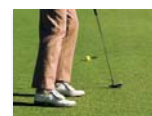
(evening event)



Feature

RICS London events programme

Details are subject to last minute alterations. Monitor www.rics.org/london for the latest information or contact the event organiser. Bookings are final on receipt of payment only. Book online!



Date	Event	Venue	Time	Further Details – see page
10 May	APC surgery	RICS, London SW1	1400-1630	10
11 May	RICS London Awards 2011 ceremony	Kew Gardens	Afternoon and evening	16
13 May	London 2012 construction site visit	Great Eastern Road, Stratford	0930-1100	19
17 May	FLASH Programme event: Code for sustainable homes	RICS, London SW1	Evening	11
18 May	Evening event: Valuation update 2011	RICS, London SW1	1830-1945	20
23 May	London CPD Conference	RICS, London SW1	1330-1700	19
25 May	Evening event: The basics of the property development process – a worked example	RICS, London SW1	1830-1945	20
6 June	FLASH Programme event: Future flood risk strategy	RICS, London SW1	Evening	11
9 June	APC surgery	RICS, London SW1	1400-1630	10
13 June	FLASH Programme event: • SKA rating – sustainable internal refit • Sustainable transport systems • Driving down the cost of eco refurbishment	RICS, London SW1	Half-day event (morning)	11
16 June	CPD Day - Gatwick	Crowne Plaza Hotel, Langley Drive, Crawley	0830-1730	21
24 June	FLASH Programme event: Practical implications of Part L – funding renewable energy projects	RICS, London SW1	Half-day event	11
27 June	Renewable Energy Conference	RICS, London SW1	1300-1730	20
5 July	FLASH Project event: Site waste management	RICS, London SW1	Evening event	11
7 July	APC surgery	RICS, London SW1	1400-1630	10
1 September	APC surgery	RICS, London SW1	1400-1630	10
14 September	Role of trees in adapting to climate change from a land management perspective	RICS, London SW1	1815-1945	20
28 September	Alienation – issues and tactics for landlords and tenants	RICS, London SW1	0815-1000	21

See www.rics.org/london for more information and an up to date events listing.

RICS matrics London CPD Lecture Programme Spring 2011

Unless otherwise stated (please check venue details of the lecture), all lectures commence at 1830 and are held at RICS, 12 Great George Street, Parliament Square, London SW1P 3AD. Please bring your RICS membership card and arrive 15 minutes early for registration.

Unless otherwise stated, lectures cost £15 per RICS member, per lecture or for non-members £18 per person, per lecture. You are advised to book online (www.rics.org/matricslondon) and pay by debit or credit card to secure a place. For any queries or problems with bookings, contact our administrator: Nicola Davies t +44 (0)20 7334 3821 e ndavies@rics.org

May

Tuesday 3 May, 1830 APC Starting out

VENUE: Gleeds, 95 New Cavendish Street, W1W 6XF

This is for QS Candidates starting out on the APC or in the first half of their structured training. Stuart Earl, Partner at Gleeds, also RICS APC Doctor, a Chairman of Assessors and Vice Chair of the QS and Construction Faculty, discusses the principles of the APC, completing the required documentation and the Interim Submission. Make a good start to the APC!



Wednesday 4 May, 1830 Professional ethics

Peter Defoe, partner at Calfordseaden LLP, is a fellow member of RICS. In this lecture he will cover the background of the Royal Charter and Rules of Conduct, leading onto professional and personal development and conduct of business. Peter will explain the Complaints handling Procedures and use examples of disciplinary cases. He will also cover typical APC questions on Professional Ethics etc.



Monday 9 May, 1830

CDM Regulations 2007 overview (Health and Safety)

VENUE: Gleeds, 95 New Cavendish Street, W1W 6LF London

An Overview of the requirements of the Construction (Design and Management) Regulations 2007'. David Leer, from Gleeds, will be covering items such as:

- Aims & Objectives of CDM 2007
- Background & Lead up to CDM 2007
- Key Changes from CDM 1994 to 2007
- Duties of Duty Holders.



Tuesday 10 May, 1830 Project security and guarantees

Inadequate attention has been paid, over the past five to 10 years to project security such as bonds, guarantees and warranties in contract formation. In testing market conditions developers, owners and those investing in the construction industry need to rely more frequently on ancillary documents, which provide them with project security. This lecture provides an overview of the main forms of project security and compares some contrasts: guarantees, bonds, (as distinct

from insurance), third party rights, collateral warranties and escrow accounts. This lecture is by Nicholas Gould, Partner at Fenwick Elliott LLP and visiting senior lecturer King's College London, Solicitor, FRICS, FCI Arb, MCI OB, CEDR, LLM (Lond), Chairman of ICC's International Expertise Committee and Chairman of the Adjudication Society.

Tuesday 24 May, 1830 How to value hotels

See the website for more details
www.rics.org/matricslondon

Thursday 26 May, 1830 Contract Practice (a practical guide)

VENUE: Gleeds, 95 New Cavendish Street, W1W 6LF London

Stuart Earl, Partner at Gleeds, also RICS APC Doctor, a Chairman of Assessors and Vice Chair of the QS and Construction Faculty, discusses a range of practical contract issues such as novation, warranties, contract documents, valuations, variations, final accounts and LAD's. This is a lecture for Qs and PMs, and also for BSs who have chosen Contract Practice as an optional competency.

Please check the events section of our webpage for updates as more lectures will be added over the course of the year
www.rics.org/matricslondon

RICS publishes new information paper - Commercial property service charge handover procedures

With service charges remaining a continuing source of dispute between property owners and occupiers RICS has, for the first time, produced an information paper setting out guidelines for service.

With the trend for commercial property changing hands more frequently, any delays in handing over financial information can result in service charge statements being held up - in some extreme cases for years.

This situation can cause real difficulties for property owners and occupiers, either in recovering costs or carrying forward significant liabilities.

This paper sets out a series of clear procedures during the handover period to improve the quality of service to the industry's customers. It also supports the objectives of the new RICS Code of Practice for Service Charges in Commercial Property, which aims to improve general standards and promote best practice, uniformity, fairness and transparency in the management and administration of services charges in commercial property.

The new RICS Code of Practice is due for launch on 4 May 2011.

For more information:

Paul Bagust, RICS Associate Director, Professional Groups and Forums
e pbagust@rics.org or Natasha Motee,
RICS Commissioning Editor (Practice Standards) e nmotee@rics.org

RICS matrics London News

From the chair...

Where has the year gone?

It has come to an end... my year as Chair of RICS matrics London, but my time with matrics London is definitely not over just yet.

Over the past four and a bit years working as a surveyor in London I have made many business contacts, the majority of which have been through matrics. Getting to know people through matrics has enabled me to confidently recommend people for various things including fee-earning services for their companies, advice for my clients and job vacancies.

I took the plunge last June and packed in my job of four years in a large QS firm and joined a small established practice in the West End. Not only did my workload double but my responsibilities too, in a good way of course! I have been very lucky all year to have had an amazingly dedicated committee behind me to share the matrics commitments with. Thankfully they are all doers and not just talkers. Without all of them we couldn't have put on over 50 CPD lectures and hosted numerous social and networking events including the Annual Dinner, two hugely successful members' receptions, Pimms and Croquet in the City and many, many more. (Have a



look at our Annual report available on the RICS website to see all the events from the past year).

As you can see from the articles from Julian, Nicola and Emma, there are many different ways to get involved in RICS matrics London and what you get out of it depends on what you're in it for; so why not come along to our next meeting on 5 May at RICS headquarters, Parliament Square, or contact myself carolinecunningham@barrietankel.co.uk or any other member of the committee or by joining our facebook page via www.rics.org/matrics (London) to keep up to date with all the events.

Upcoming events to look out for

So what is there to look forward to coming into the brighter summer months then? Up first is the Surveyors 7s on 15 May in Richmond which as usual will be a glorious day and a quick sell-out. This year we hope to see the RICS matrics London team, with returning Captain Tom Booker, taking home the cup. This will be followed by the RICS Ball which, following last year's huge success, will be even bigger this year, so dust off those tuxes and frocks!

The London summer would not be complete without our traditional Pimms and Croquet event and the fabulous boat trip down the River Thames with the Society for Construction Law.

Caroline Cunningham
Chair, RICS matrics London

RICS matrics London's Sports and Social Chair recounts how she became a surveyor....

I never thought I'd end up as a Chartered Surveyor and you could say I almost fell into the profession!

Although I knew a little bit about it as my sister works in the business, I had never taken an active interest but I started temping in a surveying firm back in 2007. After around a month they offered me a full time job in the management department and sponsorship to complete my training.

I had already completed an Undergraduate Degree and a Masters, so the thought of doing more exams wasn't exactly appealing at the time. However, my inner geekiness took hold and I decided to bite the bullet and accept the offer.

I started the Graduate Development Programme at the College of Estate Management shortly after. It was hard work but brilliant! As a General Practice Surveyor, the course completely matched what I was doing in my training at work, and so I was able to apply what I was learning to the workplace. Not only was the course enjoyable, I have made some lifelong friends, and managed to achieve a Distinction in the process. Completing everything in just over two years was a challenge but I found it doable.



Looking back on my training, it was excellent. Working in a small firm allowed me to integrate to its core and understand how the different surveying fields interrelate. I was able to take on projects a trainee wouldn't usually do and I gained a lot of responsibility in a short space of time. Once I became Chartered, I moved to a larger firm (Matthews and Goodman) where I am now. I manage a portfolio of properties and am really enjoying it.

I was introduced to RICS matrics very early on in my training, and soon became immersed in the social aspect of it. matrics is an excellent environment in which to meet like minded people, and it also provided me with the support I needed while training in a small firm. I started off helping out with the London social events and organised some lecturers to speak at the CPD events – and in 2010 I was elected as the London Sports and Social Chair. This year has been so much fun, I am completely in my element organising socials and inviting new people to get involved. The November Members' Reception attracted over 250 people, the most we have had in a long time. We have also put on a successful Go Karting Competition Event and a Golf Competition.

Nicola Dixon-Brown
Sports and Social Chair
RICS matrics London

Launching a new surveying business

I made an odd decision earlier this year.

There I was, extremely busy and enjoying work during the biggest recession of our lives, well aware that this was a privileged position to be in, when it suddenly dawned on me that this was the moment to launch a new surveying business of my own.



And so despite all the advice to the contrary in the news headlines, the economic indicators and phone calls from my Mum, I started to build Earl Kendrick Associates.

At the heart of my conviction that the time was right was a belief that despite every Chartered Surveyor's myriad of qualifications and experience, our clients value relationships above all else. They need to know, like and trust their surveyor and his or her extended team.

This meant that every part of the new business had to offer as personal a service as possible. This meant taking phone calls in the dead of night, becoming personally involved in every new project, and ensuring that every potential new client understood that theirs was a challenge we would face together.

This is, of course, easier said than done when you are running a small firm with basic resources. And with offices in London and Devon, it really isn't possible to be everywhere at once.

Fortunately, I have been able to call upon some outstanding

relationships of my own.

None of us can possibly have all-encompassing industry knowledge. But there is always someone who has experience and insight beyond our area of expertise.

The relationships I have developed through my own work and my involvement with matrics have become invaluable in recent months. I have developed a network of technical consultants, all committed to working on projects with me, and to providing an ongoing stream of invaluable support and advice.

Ours is a close-knit profession with a real sense of community at its heart. And from my perspective, the heart-beat of surveying can be found in RICS matrics.

Such is my commitment to matrics that despite the time-commitments of the new business, I have become involved with its inter-professional sub-committee who are responsible for organising inter-professional events and raising the professional status of RICS amongst other professions.

Times may remain hard but I am fortunate that with the help of some terrific people, my decision was the right one. Earl Kendrick is growing fast, but not so fast that I can't keep my promise to remain involved in every project. I can do that thanks to the support from clients, my professional network and members of RICS matrics, for which I will remain eternally grateful.

Julian Davies

Chartered Building Surveyor

Earl Kendrick Associates Limited www.earlkendrick.com

Transition from university to successful surveyor

Growing up I did not know anyone within the property industry so my decision to go down this career path was somewhat random.

It wasn't until I was nearing the end of my undergraduate degree in Economics at the University of Leeds and was still not taken with any of the career options being thrown to me at careers fairs that I stood back and really considered what interested me in the world.



My interest in the built environment stemmed from a young age. When travelling to cities with my family I was always intrigued by developments around the world and was inspired by how architecture shapes the places we live in. After a lot of internet research and some work experience, I concluded that commercial property was definitely the career for me. I loved the variety of work and the sociable lifestyle it offered.

After researching my options, I decided upon a practical and hands-on RICS-accredited masters course at Sheffield Hallam University. The masters focused on preparing us for work with a high component of presentations and scenario-based group projects.

A week in China

The best part of the course was the week spent in Shanghai, where as teams we appraised a potential development site at Suzhou Creek. Each team was hosted by a different property agent who judged our submissions and presentations at the

end of the week. It was great to experience another market and culture; and we

benefitted from architecture students joining us on the trip, who were able to convert our masterplan into reality by drawing up plans and even creating a basic flight-through.



When it came to applying for jobs, I decided to return to London (where I grew up) and was fortunate to be offered a job at Savills, where I had completed a four-week work placement the previous summer. I started my career in a difficult market, just one week after the collapse of Lehman Brothers, so it has been an interesting and challenging learning experience. As a graduate trainee I rotated departments every four months, which gave me a great range of experience and helped me decide on the area of surveying I wanted to go into. The transition from university to work was helped by the hands on learning method of my masters combined with the continued structure and learning requirements of the APC.

Passing my APC was certainly demanding, however determination and staying organised over my two year training period alongside the support from my firm and colleagues meant that I successfully qualified under the general practice route at the end of last year. I now have a permanent job within the Commercial Development team, advising land owners and developers with regard to development strategies for maximising value through master planning and the disposal process. I love the variety this gives me and how I continue learning everyday.

Emma Cookson

Savills

Still time to book for Kew Awards ceremony



RICS London Region is hosting this year's London regional awards ceremony at Kew Gardens.

The 2011 London ceremony is being held on Wednesday 11 May to celebrate the regional building conservation, regeneration, sustainability and community benefit winners. There will be an opportunity to learn about the history and work of Kew when you arrive.

Pre dinner drinks will be served in the Princess of Wales Conservatory which was designed by architect Gordon Wilson to be energy-efficient and was built partly underground. The southern end is heated more by the sun than the

northern end, where tower spikes of echiums and silver agaves from dry tropical regions, such as the arid Canary Islands, are housed.

This will be followed by a three-course dinner and awards ceremony in the Orangery, the largest classical style building in the Gardens. Designed by Sir William Chambers in 1761, the Grade I Heritage-Listed building is one of Kew's most elegant.

The programme is as follows:

- 1700** Tour and talk about Kew's history and work
- 1800** Pre-dinner drinks in The Princess of Wales Conservatory
- 1900** Guests seated for three-course dinner in The Orangery
- 2100** Awards presentation
- 2300** Carriages

Cost: RICS members £108.00 (£90.00 plus £18.00 VAT) per head. Guests £120.00 per head (£100.00 plus £20.00 VAT). Awards entrants may purchase a table of ten for the cost of seven, at £840.00 (£700.00 plus £140 VAT).

To book: contact RICS Events
e events@rics.org or t +44 (0)20 7695 1600
quoting reference number 8509 or for more information contact Nicola Davies
e ndavies@rics.org or t +44 (0)20 7334 3821.



The Princess of Wales Conservatory



The Orangery building

RICS London Awards

RICS London Awards 2011 entries



Building Conservation

North House, 27 Great Peter Street, London SW1	<p>Modern workspace in a conservation area, with a design ambition to provide a long-life, accessible and 'zen-like' calm interior.</p> <p>Ian Ritchie Architects</p>		<p>The redevelopment of a stunning 1930's Grade II listed baths into a restored leisure centre, which now includes a modern gym and community facilities.</p> <p>Westminster City Council</p>	
Leighton House Museum, Phases I & II, London W14	<p>Constructed between 1865 and 1896, Leighton House was the home and studio of eminent Victorian painter Frederic Lord Leighton. Phases I & II of the project involved a programme of conservation, refurbishment and restoration at this exotic building.</p> <p>Purcell Miller Tritton</p>		<p>Conversion of the old Bethnal Green Town Hall into a 98-room hotel and conference facility.</p> <p>Rare Architecture</p>	
Buckingham Palace Quadrangle, East Elevation, London SW1	<p>Stone conservation and repair work to the Quadrangle East Elevation, following the removal of multiple layers of paint.</p> <p>Martin Ashley Architects</p>		<p>The conservation of the 1935 Uxbridge Lido, including the Grade II listed pool, cascades, entrance and grandstand, and which now incorporates a new, indoor 50-metre pool.</p> <p>London Borough of Hillingdon</p>	
Lancaster House Facades, London SW1	<p>The conservation and cleaning of stone facades to a major nineteenth century townhouse, now used by the Foreign & Commonwealth Office.</p> <p>Fielden + Mawson LLP and Triton Building Restoration</p>		<p>The re-modelling of Wards 23 and 24 in this Grade I listed building, designed by Sir Christopher Wren, providing single rooms with en-suite facilities that vastly improve the living conditions for the In-Pensioners.</p> <p>Northcroft</p>	
The Swiss Church, London WC2	<p>The repair and conservation of the existing church's historic fabric and features, including the restoration of the front elevation.</p> <p>The Whitworth Co-Partnership LLP</p>			



Community Benefit

Leighton House Museum, Phases I & II, London W14	<p>Constructed between 1865 and 1896, Leighton House was the home and studio of eminent Victorian painter Frederic Lord Leighton. Phases I & II of the project involved a programme of conservation, refurbishment and restoration at this exotic building.</p> <p>Purcell Miller Tritton</p>		<p>The adaptation of a heavily congested gyratory system into a brand new community park in Central London.</p> <p>London Borough of Tower Hamlets</p>	
Surrey Street, Croydon, Surrey	<p>Re-use of a Grade II listed Victorian pumping station, and part demolition and refurbishment of the Telephone Exchange and Bridge House to create a new urban space or 'Cultural Quarter' focussed on artistic and heritage activities.</p> <p>AWW - Architects</p>		<p>A modern, state-of-the-art sports and leisure facility, offering the public the use of a 25-metre, 8-lane swimming pool, learner pool, cafeteria, adult learning facilities, gymnastic centre, sports hall, fitness centre and library with meeting space, and multi-use, open-air sports facilities.</p> <p>London Borough of Hillingdon</p>	



Community Benefit

Harris Boys Academy, London SE22	Harris Boys Academy, East Dulwich, is a new building to accommodate 950 pupils in Peckham for the Harris Federation of South London Schools. Howarth Litchfield Partnership		Wells Street Surgery, London E9	A new GP surgery housing extensive and much-needed local health facilities. Stock Woolstencroft	
The Junction Health Centre, London SW11	The development of four rundown industrial arches into a health centre, benefiting both local residents and commuters in the area. Network Rail		Surrey Square School Dining Building, London SE17	A new-build, earth covered dining building for Surrey Square Junior and Infant School. Earle Architects	
Michael Faraday Community School, London SE17	This is the first school to be transformed and expanded under Southwark's "Schools for the Future" programme to meet the anticipated growth in the local population over the next 10-15 years. E C Harris LLP				



Regeneration

South Acton 2.1, London W3	Catalyst Housing Group was selected to develop the first two phases of the regeneration of South Acton Estate. This first phase of 129 properties was completed in March 2010. Catalyst Housing Group		Surrey Street, Croydon, Surrey	New urban space regenerating Surrey Street in Croydon, including re-use of a Grade II listed Victorian pumping station, and part demolition and refurbishment of the Telephone Exchange and Bridge House to create a new 'Cultural Quarter'. AWW - Architects	
Strata, London SE1	Strata SE1 is a 148 metre high, 43-storey residential tower. It is the first significant development to be delivered as part of the regeneration of Elephant & Castle, and the first building in the world with integral wind turbines. BFLS - Architects		Michael Faraday Community School, London SE17	This is the first school to be transformed and expanded under Southwark's "Schools for the Future" programme to meet the anticipated growth in the local population over the next 10-15 years. E C Harris LLP	
Printworks, Elephant & Castle, London SE1	The mixed-use 'Printworks' scheme offers 164 homes and commercial space in a key regeneration area. It is intended to revitalise the surrounding area and provide a much-needed boost to the local community. Lexis PR on behalf of First Base				



Sustainability

KPMG – 15 Canada Square, London E14	This sustainable, flagship building is designed to be fit-for-purpose, environmentally sound and encompassing many environmental features. KPMG LLP		50 New Bond Street and 14 St. George Street, London W1	A complex, mixed-use scheme comprising retail, office and residential space, between New Bond Street and St. George Street in London's West End. Eric Parry Architects	
Harris Boys Academy, London SE22	Harris Boys Academy, East Dulwich, is a new building to accommodate 950 pupils in Peckham for the Harris Federation of South London Schools. Howarth Litchfield Partnership				

Forthcoming London Regional Events

RICS London Region offers a wide range of events providing CPD, networking and social opportunities. See below for details of those coming up in the next few weeks.

RICS London Awards ceremony

Wednesday 11 May

Kew Gardens

Pre dinner drinks will be served in the Princess of Wales Conservatory which was designed by architect Gordon Wilson to be energy-efficient and was built partly underground. The southern end is heated more by the sun than the northern end, where tower spikes of echiums and silver agaves from dry tropical regions, such as the arid Canary Islands, are housed.

This will be followed by a three-course dinner and awards ceremony in the Orangery, the largest classical style building in the Gardens. Designed by Sir William Chambers in 1761, the Grade I Heritage-Listed building is one of

Kew's most elegant.

Cost: RICS members

£108.00 (£90.00

plus £18.00 VAT) per head. Guests £120.00 per head (£100.00 plus £20.00 VAT).

Awards entrants may purchase a table of ten for the cost of seven, at £840.00 (£700.00 plus £140 VAT).

To book: contact RICS Events

e events@rics.org or t +44 (0)20 7695 1600 quoting reference number 8509 or for more information contact Nicola Davies

e ndavies@rics.org or t +44 (0)20 7334 3821.

See pages 16-18 for details of the Awards entries.



London 2012 construction site visit

**Friday 13 May,
0930-1100**

Great Eastern Road, Stratford

This visit will consist of a bus trip guided by the Olympic Delivery Authority visiting London's Olympic Park, where the Olympic Games will be hosted in 2012. You will see the major venues such as the Olympic Stadium and Aquatics Centre taking shape, and learn about the environmental and community programmes running on the Olympic Park.

Please note that photographic ID will be required to attend this visit.

Cost: RICS member £42.00 (£35.00 plus £7.00 VAT). Non member £48.00 (£40.00 plus £8.00 VAT).

To book: contact RICS Events

e events@rics.org or t +44 (0)20 7695 1600 quoting reference number 10333 or for more information contact Nicola Davies e ndavies@rics.org or t +44 (0)20 7334 3821.



London CPD Conference

Monday 23 May

RICS, Parliament Square, London SW1P 3AD

A multi faculty CPD day offering a wide choice of topical and interesting subjects for delegates to choose from. Those interested are

recommended to visit the website to see the full choice of topics and timings.

Cost: RICS members £120 (£100 + £20 VAT).

Non members £144 (£120 + £24 VAT).

To book: contact RICS Events quoting reference number 10156

e events@rics.org or t +44 (0)20 7695 1600 or for more information contact

Sarah Miller on t +44 (0)1491 412673 or email smiller@rics.org



Forthcoming London Regional Events

Evening events

RICS London Region has gone back to basics and is offering a series of evening events on topics crucial to the property profession. Registration and refreshments will be at 1815 with the sessions running from 1830 until approximately 1945 (depending on questions).

**Venue: RICS,
Parliament Square,
London SW1P 3AD**



Dates and topics:

18 May

Valuation update 2011

25 May

The basics of the property development process – a worked example.

Cost per session: £36.00 (£30.00 + £6.00 VAT).
Non members £42.00 (35.00 + £7.00 VAT).

To book: contact RICS Events e events@rics.org or t +44 (0)20 7695 1600 or for more information contact Nicola Davies e ndavies@rics.org t +44 (0)20 7334 3821.

Renewable Energy Conference

Monday 27 June, 1300–1730

RICS, Parliament Square, London SW1

With the increased cost of conventional energy sources such as oil and gas, renewable sources of heat are looking increasingly more attractive and becoming more price competitive.

The UK is committed to producing 15% of its energy from renewable sources by 2020 — this is equivalent to around 35% of its electricity.



Choosing the right renewable energy technology is vital in terms of best use of land and natural resources, and our conference will look at the current position in the renewables arena and focus on some of the leading technologies.



See www.rics.org/london for the final programme.

Cost: Member £90.00 (£75.00 plus £15.00 VAT).
Non member £108.00 (£90.00 plus £18.00 VAT).

To book: contact RICS Events quoting reference number 10472 e events@rics.org or t +44 (0)20 7695 1600 or for more information contact Sarah Miller e smiller@rics.org

The role of trees in adapting to climate change from a land management perspective

Wednesday

**14 September,
1815-1945**

**RICS, Parliament
Square,
London SW1**



The climate Change Act 2008 commits the UK to staggering carbon reduction targets that will affect us all. Find out how trees can help and why they are likely to become increasingly familiar to the progressive property manager.

Speaker: Jeremy Barrell, Barrell Tree Care Consultancy.

Cost: RICS member £36.00 (£30.00 plus £6.00 VAT). Non member £42.00 (£35.00 plus £7.00 VAT).

To book: contact RICS Events e events@rics.org or t +44 (0)20 7695 1600 quoting reference number 10070 or for more information contact Alison Plenderleith e aplenderleith@rics.org or t +44 (0)1425 653352.

Alienation – issues and tactics for landlords and tenants

Wednesday 28 September,
0815-1000

RICS,
Parliament
Square,
London SW1



This breakfast event will be delivered by Julie Gattegno and Nick Lloyd, NABARRO. The following topics will be covered:

- Dealing with applications for consent to assign and underlet and the landlord's statutory duties
- Tactics for landlords dealing with applications and for tenants making applications
- Cases on unreasonably withholding consent
- The guarantor's position – the effect of the judgement in Good Harvest Partnership LLP v Centaur Services Limited on repeat guarantees.

Cost: RICS member £36.00 (£30.00 plus £6.00 VAT). Non member £42.00 (£35.00 plus £7.00 VAT).

To book: contact RICS Events e events@rics.org or t +44 (0)20 7695 1600 quoting reference number 10072 or for more information contact Alison Plenderleith e aplenderleith@rics.org or t +44 (0)1425 653352.

CPD day - Gatwick

Thursday 16 June, 0830-1730

Crowne Plaza Hotel, Langley Drive, Crawley,
Sussex RH11 7SX

A full day conference delivering sessions on land, property and construction topics. The programme features 14 leading speakers who are experts in their sector.



This one-day conference will bring you up-to-date with all the changes, new developments and initiatives in the property sector.

Cost: Member £120.00 (£100.00 plus £20.00 VAT). Non member £144.00 (£120.00 plus £24.00 VAT).

To book: contact RICS Events quoting reference number 10469 e events@rics.org or t +44 (0)20 7695 1600 or for more information contact Sarah Miller e smiller@rics.org

Kingston University London
School of Surveying & Planning

APC Preparation Courses from Kingston University

The APC demands that candidates show a thorough technical and professional knowledge based on relevant experience. Kingston University's School of Surveying offers a wide range of technical and professional courses twice a year to help candidates prepare for their final assessment.

Technical Evening Classes

A comprehensive range of 2-hour evening classes held at a London venue covering the following routes and subjects:

Built Environment

Critical Analysis;
Business Tenancies;
Commercial Rent Reviews;
Valuation Standards;
Investment Valuation;
Property Sales & Lettings;
Planning Law & Practice;
Comparative Valuations;
Property Management;
Professional Practice & Ethics;
Development Appraisals.

Two-Day Intensive Courses

Intensive two-day, non-residential, revision courses held in Kingston and Manchester covering technical issues and practical training in presenting your experience, together with the opportunity to discuss problems with APC assessors in small working groups.

There are separate courses covering the Building Surveying/Construction Faculty route and the Quantity Surveying route.

Comprehensive study notes are supplied. These 2-day courses are supported by a 1-day Topical Issues course that focuses on cutting-edge and current technical and professional issues frequently covered at the APC final assessment. Separate packs of notes are also supplied.

All courses must now be booked online at:
www.kingston.ac.uk/designbookonline

For full details of our surveying programmes see www.kingston.ac.uk/apc

Faculty of Art, Design & Architecture

RICS briefs key member of Committees scrutinising localism agenda

RICS has briefed London MP Heidi Alexander (Labour, Lewisham East), a member of both the Committee scrutinising the Localism Bill and the influential Communities and Local Government Select Committee.

A former councillor and Deputy Mayor of Lewisham, Ms Alexander was elected to Parliament in May 2010 and has continued to take a keen interest in local government and affordable housing issues.

During Committee, Ms Alexander has raised concerns about whether the measures in the Bill will lead to more affordable housing and how neighbourhoods will be constituted, particularly around how the Government's measures will include all in the community especially in London where neighbourhood boundaries are difficult to define and often overlay each other.

The Localism Bill contains a number of measures specifically related to London, namely the creation of Mayoral Development Corporations (MDC) and the devolution of powers to the Greater London Authority. MDCs give a wide range of powers to the Mayor and RICS briefed Ms Alexander that the MDCs could potentially drive development as they will have plan-making powers.

Ms Alexander shares RICS concerns about the scale of the New Homes Bonus and would like to see more clarity about how this will be passed to local communities.

RICS looks forward to continuing to work with Ms Alexander during the Report stage of the Bill and the forthcoming Select Committee inquiry into regeneration.



Heidi Alexander

Dangers of radon gas explained at RICS seminar

A RICS annual briefing for building surveyors included a session on the dangers of radon gas and why it must be taken into account when designing and installing any below-ground waterproofing system.

The sell-out event, held in Winchester in the UK's largest capacity planetarium, was attended by 165 surveyors from a wide range of specialisms in the field of building surveying.

Seminar topics included Listed Buildings, Electrical installations after a flood or fire, Cladding Nightmares and Rights to Light.

ProTen Services delivered the final seminar of the day on below-ground waterproofing, which included information regarding the updated British Standard, BS8102:2009.

The seminar explained the dangers of radon gas and the importance of taking it into account when designing and installing any below-ground waterproofing system, as radon

can be expected to be found in higher concentrations in properties with basements, regardless of geographic location.

The attention to detail required to achieve a gas-tight system in relation to a water-tight system is magnified considerably; an issue demonstrated in several case studies which showed how non-specialists had failed to manage the radon levels in properties with basements, and in one case even doubled the concentration present.

Pictured are Alison Plenderleith, Events Manager for RICS London and South East with speakers Howard Jenkins of Baqus Construction Consultancy and Simon Pitcher of Craddy Pitcher Davidson.

Radon Tee UK made its first appearance of 2011 at the event to continue spreading the 'reduce radon' message.



RICS encourages better collaboration to achieve low carbon buildings

In the context of the UK Climate Week, RICS and Sponge hosted an event at RICS, Parliament Square, on 'Collaboration to Achieve Low Carbon - How Professions Can Work Together More Effectively?'

With the challenge set by climate change to the built environment sector, highlighted by an increasing number of industry reports including a recent publication from Government's Low Carbon Construction Innovation and Growth Team, now more than ever there is a need for a more collaborative approach between built environment professionals across the sector.

The event was extremely well attended by various built environment professionals, ranging from architects to engineers, energy assessors and surveyors.

The morning started with a welcome address by Tom Randall, Director at Sponge. This was followed by the keynote address of Mr Ong, RICS President Elect, in which he commended the number of young professionals in attendance, and reminded the audience that addressing the causes of climate change and developing sustainable solutions required a coordinated and collaborative approach.

Emphasis was placed on the key role of RICS to draw on the expertise of members working across the profession, from land management, construction and urban environment, to sustainable business practices and capacity building in developing countries.

Mr Ong concluded by highlighting the built environment as one of the most immediately recognisable barometers of sustainable

development, and welcomed the opportunity for RICS to host this important event during Climate Week.



RICS President Elect Mr Ong

A lively panel of expert speakers from across the industry shared their thoughts with the audience, and referred to practical experiences when discussing the factors which contribute to successful collaboration.

Following the panel, roundtable discussions took place: each table was tasked with identifying three concrete ways in which the industry could more effectively collaborate to achieve low carbon buildings. The discussions were very lively and constructive, and resulted in a number of ideas and solutions emerging, in particular around education and project management skills.

The content of these discussions has been recorded and summarized into one document: **'Cross professionals' suggestions of potential steps to contribute to a roadmap for better cross professional collaboration'**.

This document is intended to form a basis for further discussions between RICS and other professional bodies, with the aim of implementing more collaborative work within the various built environment professions, to ensure low carbon is a focus from the design stage to the completion and management of a building.

Mr Ong, RICS President Elect, said: 'I was honoured to participate at this Climate Week event. I was particularly impressed by the large turnout of young professionals who were both enthusiastic and committed to tackle the issues pertaining to the impact of climate change on both the natural and the built environment.

'We can no longer sit back and ignore the impact that climate change has on all our lives economically, environmentally, socially and politically. RICS will maintain sustainable development as a mainstream activity and will be happy to collaborate with all governments, national and international organisations and agencies in dealing with this important issue.'





RICS services

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Your first point of contact for all queries, requests and assistance
T +44 (0)870 333 1600
contactrics@rics.org

CPD online recording
CPD online recording is the easy way to keep track of lifelong learning objectives and achievements
www.rics.org/cpd

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Book events using RICS Events
T +44 (0)20 7695 1600
events@rics.org

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A confidential helpline providing advice on RICS regulations, compliance and conduct issues
T +44 (0)20 7334 3867
confidentialhelpline@rics.org

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RICS London Briefing

Editorial RICS London Briefing
nmiller@rics.org

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Princess of Wales Conservatory,
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Advertising

Debbie Knowlson –
Manning Black
+44 (0)20 8488 9153
e_debbie@manningblack.co.uk

Please submit items for publication to Nina Miller - editor
RICS London Briefing nmiller@rics.org

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