



RICS Pathways and Competencies

1

Which stakeholder group do you belong to? Tick as many as appropriate;

Select at least 1 and at most 7 options.

- RICS member
- Candidate
- Employer
- Mentor/Counsellor
- Assessor
- Licensed Assessor Trainer
- RICS employee

Other - please specify below

2

Which pathway(s) do your responses relate to? Tick as many as appropriate;

Select at least 1 and at most 23 options.

- Arts and Antiques / Personal Property
- Building Control
- Building Surveying
- Commercial Real Estate (previously Commercial Property Practice)
- Environment
- Facilities Management
- Geomatics
- Infrastructure (previously Built Infrastructure)
- Management Consultancy
- Minerals and Waste Management
- Planning and Development
- Project Management
- Property Finance and Investment
- Quantity Surveying and Construction
- Residential
- Rural
- Taxation Allowances
- Valuation
- Valuation of Businesses and Intangible Assets
- Research
- Built Environment (new pathway)
- Land and Resources (new pathway)
- Real Estate (new pathway)

3

Which country do you primarily work in?

You must provide an answer to this question.

United Kingdom

4

What is your job title?

You must provide an answer to this question.

5

Which organisation do you work for?

You must provide an answer to this question.

6

The competencies for your selected pathway(s) reflect normal practice in your country. Do you strongly agree, agree, disagree or strongly disagree? If you disagree/strongly disagree, are there any further changes you would suggest? For example, are there any necessary technical competencies which do not appear in the pathway requirements? If they appear in the full list of competencies, please identify which ones. If no, what are they?

You must provide an answer to this question.

Strongly disagree

I consider that the proposed merger of capital and local taxation into a single taxation section is in appropriate and would be unacceptable.

The proposal as it stands would have a material impact on an extremely important area of practice particularly given the increased important of Business Rates for both central and local government. The current procedures are complex and unique and cannot be aligned with other taxation issues. Over the last 26 years business rates has seen frequent revaluations save for the postponed revaluation in 2015 however business rates retention will now play a major part of reform of the business rates system and it is notably different to more general tax and compulsory purchase issues.

7

Your selected pathway(s) accurately reflects the competencies required of a Chartered Surveyor at the point of qualification. Do you strongly agree, agree, disagree or strongly disagree?

If you disagree/strongly disagree, are there any further changes you would suggest? For example, are there any necessary technical competencies which do not appear in the pathway requirements? If they appear in the full list of competencies, please identify which ones. If no, what are they?

You must provide an answer to this question.

Strongly disagree

There is a need and expectation given the complexity that capital taxation and local taxation should remain separate competencies and this is particularly so given changes to the business rates system now enacted by the Enterprise Act 2016.

Merger of the two would present real risks to the profession which sees these two areas of practice in a very different way to that clearly seen by the working party who have proposed these changes. Such an approach fails to recognise the key issues and does not reflect current working practice in firms nor the expectation of clients. There would be a real risk that a candidate not having the required level of knowledge in either skill set which as already set out are significantly different and such an approach would also reduce the breadth and employability of those in the business rates sector.

8

The pathways and competencies described will provide an effective basis for assessing the competencies needed to be a Chartered Surveyor. Do you strongly agree, agree, disagree or strongly disagree?

If you disagree/strongly disagree, are there any further changes you would suggest?

You must provide an answer to this question.

Strongly disagree

The merger of a capital taxation and local taxation competency would severely impair the ability of employers, firms and indeed employees to operate effectively in either business rates or indeed in the area of taxation and compensation more generally. These proposals do not take account of those who currently practice in this area and as such these proposals would have a material impact on the professional standing and expertise in the sector.

9

Are there any other 'soft skills' which do not appear in the list of mandatory competencies, which all RICS professional must be able to demonstrate?

You must provide an answer to this question.

The sector is seeing significant change and one area relates to continuous improvement and innovation which has a key skill within the business rates sector given the proposed changes arising from the Enterprise Act. There is a real need to look at how the Business Rates system is changing for both Local Authorities, RICS firms in private practice and for those who work in the public sector (VOA).

10

Should the 'Inclusive design' competency be mandatory to Level 1 for all candidates (please refer to Appendix 2 of the Exposure Draft). Please explain your reasoning for this answer.

You must provide an answer to this question.

Yes

The design changes to the system (Check Challenge and Appeal) and more generally the approach to Business Rates Retention will require a much wider understanding of a complex area of work which should not be merged with more general taxation matters. There is a clear need for benefit to incorporate inclusivity in design at this level.

11

If responding for the Building Surveying, Commercial Real Estate or Facilities Management pathways, should the 'Inclusive design' competency be included as an optional competency to Level 2 and 3? Please explain your reasoning for this answer.

You must provide an answer to this question.

Not applicable

12

Should the 'Risk management' competency be a requirement to Level 1 for all candidates? Please explain your reasoning for this answer.

You must provide an answer to this question.

Yes - there is a need for risk awareness at each stage and this also needs to reflect the need to mitigate potential risks. As such it should be part of a Level 1 competency.

13

Should the 'Measurement of land and property' competency, under the new title of 'Measurement', be a mandatory competency requirement to Level 1 for all candidates? Please explain your reasoning for this answer.

You must provide an answer to this question.

Yes

There is a clear need for measurement of land and property, The surveying profession is only as good as the facts on which a valuation judgement is made and given the change now being brought in by Government it is even more important. The move to a international measurement standard is a step in the right direction but is currently does not have the support from government, clients or the wider profession but to ensure transparency of the work undertaken by all surveyors it will take time and there should be at least a basic and practical understanding of this area.

14

For the new competencies relating to property technology (please refer to Appendix 1 of the Exposure Draft document), are these relevant to your area of practice? Please explain your reasoning for this answer.

You must provide an answer to this question.

Yes - five of the six areas (excluding smart cities and buildings) are as relevant now as they have always been however there does appear to be a degree of overlap.

An awareness is essential in a changing market and smart cities and intelligent buildings will become more and more relevant. As schemes and ideas develop such changes will also have a material impact on value and as such that value will be realised and reflected in the market.

15

To what extent do you agree the Research pathway is no longer required as candidates for this pathway would typically enrol on to the Academic Assessment? Do you strongly agree, agree, disagree or strongly disagree?

You must provide an answer to this question.

Agree

16

What do you think are the strengths of the Exposure Draft?

You must provide an answer to this question.

Whilst we accept that revision of the competencies is required and this should be undertaken on a regular basis but we would strongly recommend engagement with sector specialists. We are particularly concerned that there has been a lack of engagement with the profession and those working in local taxation particularly Details appear not to have been raised with the RICS Local Taxation Policy Panel, the RICS Rating Diploma Holders Section nor with the Rating Surveyors Association of which there are over 450 members and of which over 75% are RICS members