



UCEM Institutional Research Repository

Title	“Zero Tolerance” Approach –How do Professional Behaviour and Ethical Standards Align with Wider Societal Commitments to Tackling Climate Change?
Author(s)	David Hourihan
ORCID	https://orcid.org/0000-0003-1405-3130
Type	Conference or Workshop Item
Publication title	
Publisher	
ISSN/ ISBN	
Publication Date	3 October 2024
Version	Presentation
DOI	
Repository link	https://ube.repository.guildhe.ac.uk/id/eprint/197/
Link to publication	

Copyright:

UCEM aims to make research outputs available to a broader audience via its digital [Repository](#). Where copyright permits, full text material held in the Repository is made freely available. URLs from GuildHE Research Repositories may be freely distributed and linked to. Please refer to each manuscript for any further copyright restrictions.

Reuse:

Copies of full items can be used for personal research or study, educational, or not-for-profit purposes without prior permission or charge provided that the authors, title and full bibliographic details are credited, a hyperlink and/or URL is given for the original metadata page, and the content is not changed in any way.



11TH ANNUAL CARIBBEAN VALUATION AND CONSTRUCTION CONFERENCE

October 2 & 3, 2024

“Zero Tolerance” Approach – How do Professional
Behaviour and Ethical Standards Align with Wider
Societal Commitments to Tackling Climate Change?

Speaker: David Hourihan MSc Prop Inv FRICS

SUMMARY PROFILE

Summary

- 30 years of industry and education experience in the commercial real estate sector across the UK and Ireland.
- Specialist in investment, office agency, retail asset management and valuation.
- Programme Leader for the MSc Real Estate at UCEM.
- RICS Governing Council geographical seat holder for the UK and Ireland.
- Visiting Professor, Ecole Supérieure des Professions Immobilières (ESPI).
- APC Chairman / Assessor for SCSi and RICS.
- RICS Inspire Ambassador.
- 'Ethics and Professionalism' Champion at UCEM



David Hourihan
MSc Prop Invest
FRICS FSCSI

“ZERO TOLERANCE” APPROACH – HOW DO PROFESSIONAL BEHAVIOUR AND ETHICAL STANDARDS ALIGN WITH WIDER SOCIETAL COMMITMENTS TO TACKLING CLIMATE CHANGE?

1. Introduction - climate change
2. Societal Commitments to tackling climate change
3. RICS ethical standards & the environment
 - RICS Commitment to society - The Royal Charter
 - Guidance - RICS Rules of Conduct
 - Enforcement of membership standards
 - RICS commitment to the environment
4. Professionalism and sustainability in the wider marketplace
5. Summary
6. Recommendations

References

1. INTRODUCTION – CLIMATE CHANGE

1. Global warming.
2. Extreme and unusual weather patterns.
3. Health risks.
4. The built environment is the largest emitter of greenhouse gases.
5. Furthermore, in the UK, 40% of emissions produced come from residential households.

Government interventions:

- The Climate Change Act.
- The UK government's commitment.
- The Paris Agreement.

2. SOCIETAL COMMITMENTS

- UN 17 world **Sustainable Development Goals**



3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

1. **RICS Commitment to society - The Royal Charter**

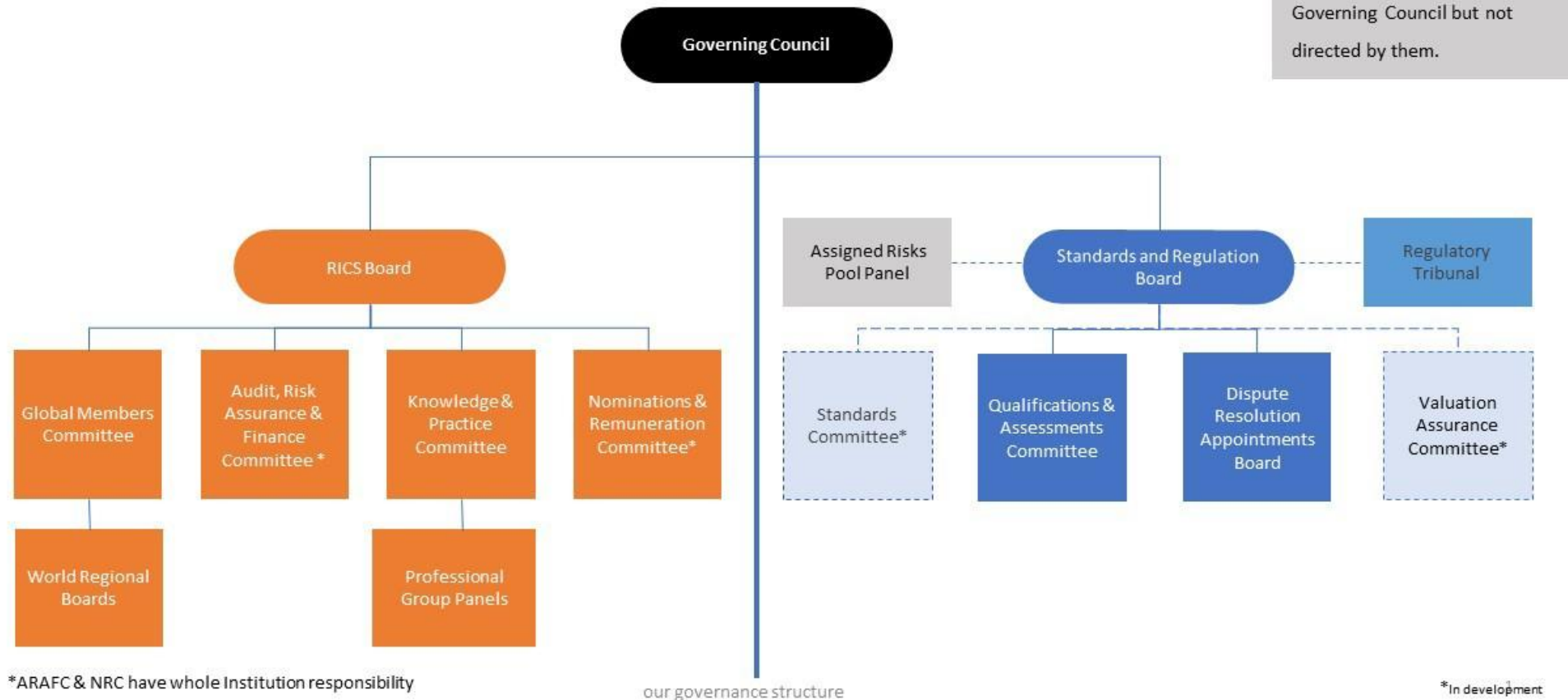
2. RICS Rules of Conduct

3. Enforcement of membership standards

4. RICS commitment to the environment

3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

Independent professional regulation is guaranteed through our governance structure



• *ARAFC & NRC have whole Institution responsibility

3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

1. RICS Commitment to society - The Royal Charter

2. RICS Rules of Conduct

3. Enforcement of membership standards

4. RICS commitment to the environment

3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

2. Rules of Conduct

RICS is required to maintain the usefulness of the profession for the 'public advantage' and that 'surveying' is defined as including 'securing the optimal use of land and its associated resources to meet social and economic needs'.

The RICS - 5 Global Professional and Ethical Standards are:

1. Act with integrity
2. Always provide a high standard of service
3. Act in a way that promotes trust in the profession – 'Sustainable Solutions'
4. Treat others with respect
5. Take responsibility

3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

1. RICS Commitment to society - The Royal Charter
2. RICS Rules of Conduct
- 3. Enforcement of membership standards**
4. RICS commitment to the environment
5. Professionalism and Sustainability

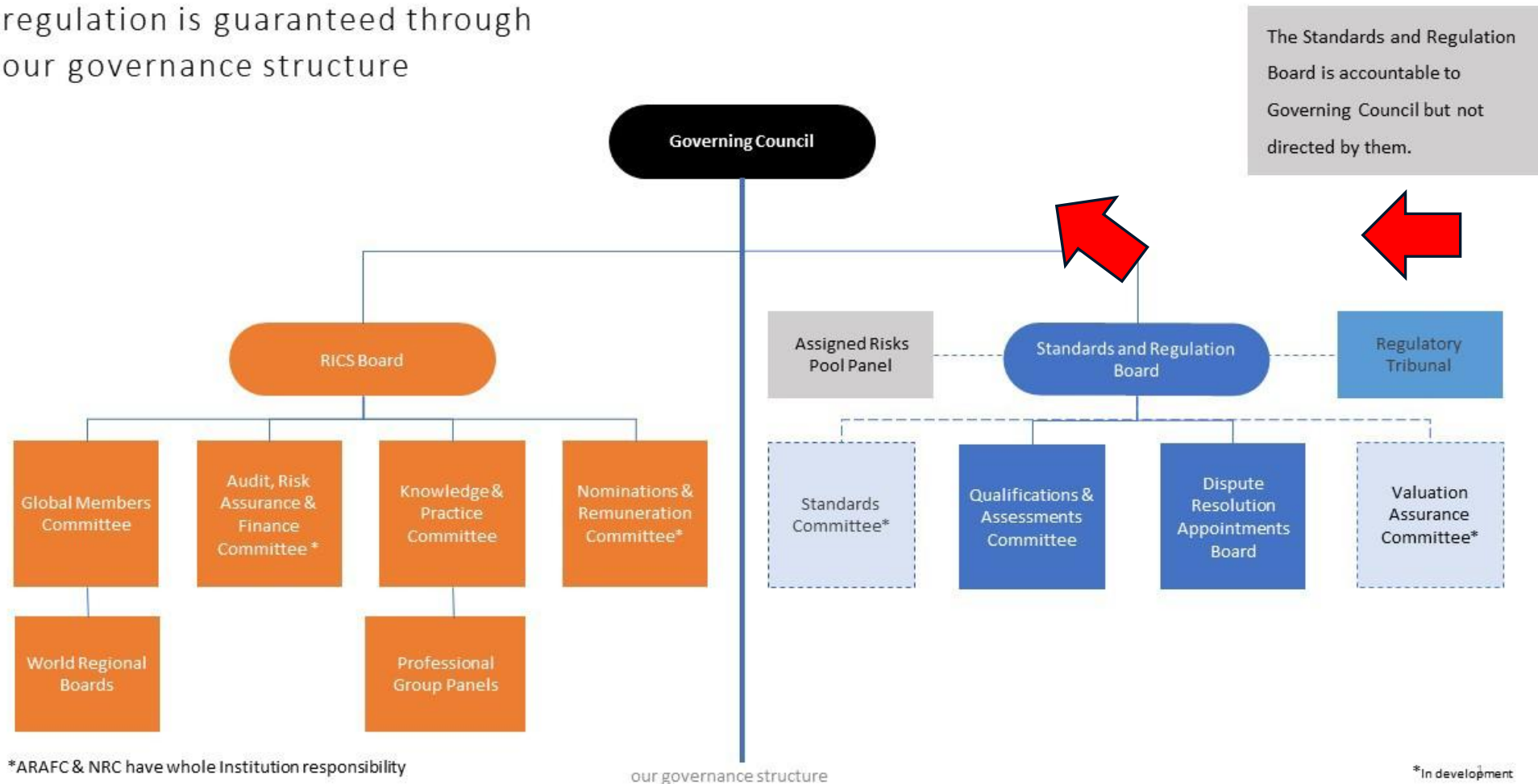
3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

3. Enforcement of membership standards

- The **RICS Regulatory Tribunal** has power to issue a disciplinary penalty or sanction to a member if an allegation is found proven by a disciplinary panel.
- The RICS Regulatory Tribunal reports to the **RICS Standards and Regulation Board (SRB)**.
- **SRB** sets standards of conduct (including the RICS Rules of Conduct).
- **SRB** reports to RICS **Governing Council** (the highest governing body within RICS).

3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

Independent professional regulation is guaranteed through our governance structure



3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

1. RICS Commitment to society - The Royal Charter
2. RICS Rules of Conduct
3. Enforcement of membership standards
- 4. RICS commitment to the environment**

3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

4. RICS commitment to the environment

The main themes at RICS for 2024 are:

1. The need to tackle climate change: and **to lead** rather than getting dragged along.
2. **Decarbonisation** and the importance of the **circular economy** to it.
3. We're up to the challenge of tackling climate change: we already do amazing things at scale.



Tina Paillet FRICS
RICS President

3. RICS ETHICAL STANDARDS & THE ENVIRONMENT

4. RICS commitment to the environment

- As President, her sustainability focus has been on two areas: **decarbonisation** and **the circular economy**, because members are going to need to be ready for the demands placed on them.
- The RICS **Whole Life Carbon Assessment standards** is a phenomenal tool available to help RICS members with their need to advise organisations or clients on strategies to decarbonise, mitigate climate impact, and build resilience. **RICS will develop training to support chartered surveyors to do this.**
- But **carbon** is not the whole of the built environment's impacts on the planet, and we'll be asked for more.
- Only 1% of materials from demolition are re-used. So our take, make, waste linear economy is also the problem.
- A **circular economy** – where materials never become waste and nature is regenerated - is paramount to our existence.

4. PROFESSIONALISM AND SUSTAINABILITY IN THE WIDER MARKETS

- Professionalism was linked to the built environment.
- The decline in professionalism in the 80's.
- Professionalism v Managerialism.
- Built environment now everyone's concern.
- The need for professional standards is now more critical than ever.

5. SUMMARY

- The wider public are calling for action to protect the environment.
- Built environment is the largest emitter of greenhouse gases.
- RICS is one of the largest representative bodies for professionals in the built environment.
- RICS requires members to act in the public interest.
- RICS states that behaving ethically is at the heart of what it means to be a professional, it distinguishes professionals from others in the marketplace.
- RICS Rules of Conduct are good but only 'encourage solutions' that are sustainable.
- RICS has powers to discipline members but to date - not on sustainability.
- RICS wants to be a global leader in sustainability.
- 'Professionalism' has been in decline.

6. RECOMMENDATIONS

Clearly professionalism and sustainability are intrinsically interlinked.

Representative bodies, such as RICS, need to get tougher with their members regarding their commitments to sustainability. Society requires them to take a 'zero tolerance' approach with their members.

But how?

- Develop membership regulations to address sustainability. Take cases against non-compliant members.
- Make sustainability training mandatory for all surveyors.
- CPD – Make it mandatory to do a minimum amount of CPD on sustainability.
- Develop 'Rules of Conduct' to more explicitly address the subject of sustainability.
- Create a new sustainability pathway – create the title 'Chartered Sustainability Surveyor'.



THANK YOU



USEFUL REFERENCES

- <https://www.un.org/sustainabledevelopment/climate-change/> [Accessed 06/09/24].
- <https://www.rics.org/news-insights/current-topics-campaigns/sustainability> [Accessed 06/09/24].
- <https://www.rics.org/news-insights/rics-sets-new-standards-of-conduct> [Accessed 06/09/24].
- <https://www.rics.org/regulation/regulatory-governance/standards-regulation-board> [Accessed 13/09/24].
- <https://www.rics.org/profession-standards/standards-of-qualification/review-of-entry-and-assessment-into-the-profession> [Accessed 06/09/24].
- Examples of ethical behaviour in the workplace (with tips) | Indeed.com UK [Accessed 06/09/24].
- O'Neil. K, Gibbs. D (2020) Sustainability transitions and policy dismantling: Zero carbon housing in the UK. *Geoforum*. 108 (2020) PP. 119 – 129.
- Green, S. D. (2018). Sustainable construction: contested knowledge and the decline of professionalism. (*In*) Dixon, Connaughton and Green (2018) *Sustainable Futures in the built environment to 2050*. WILEY Blackwell.