

SURVEYORS JOURNAL

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ISSUE 1

SPRING

2022

GENERATION RENT – AN INTERNATIONAL COMPARISON



ALSO IN THIS ISSUE

SUPPORTING HOUSING DELIVERY

COMMERCIAL RECOVERY

SUPPLY AND DEMAND



Your Audience is our Audience

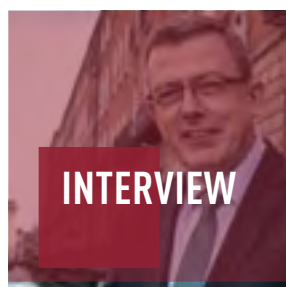
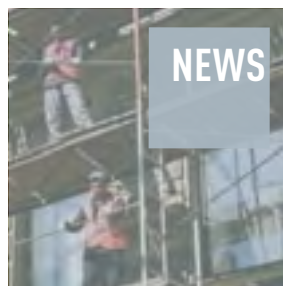
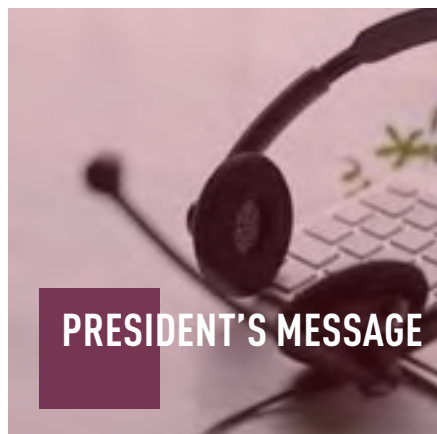
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COMING TOGETHER AGAIN

AS IN-PERSON EVENTS RETURN, THE SCSI'S WORK TO SHARE SURVEYORS' KNOWLEDGE AND EXPERIENCE WITH GOVERNMENT AND SOCIETY CONTINUES.

It's hard to believe my term as President is coming to an end – it Zoomed past. But after nearly two years of connecting with you via Teams and Zoom, I'm delighted to see the return of our in-person conferences, meet-ups, and feature events before handing over the chain of office at the AGM, which will take place on June 2, at 6.00pm. I hope you will be able to attend.

Our last large in-person event before restrictions came into place, the Annual Property and Facilities Management Lunch, was our second in-person gathering post restrictions. Our President and CSO regional meet-ups, and the Property and Land Conference, which was for our general practice members, were such wonderful opportunities to reconnect and to learn from each other. I know that it can be challenging at times, having established new ways of working, to attend in-person events, but I'd really encourage you to do so as I'm sure you'll learn, like me, how invaluable a part of our professional life they were.

Demonstrating our knowledge

The knowledge you've given to me, and to the SCSI as a whole, is also being used to shape Government policy and demonstrate the knowledge and experience of our profession. It's been a busy period of publications, which included: the SCSI Report on Construction Costs for the Defective Concrete Blocks Grants Scheme; the Annual SCSI/Teagasc Agricultural Land Market Review and Outlook Report; annual reports on commercial and residential property; our submission to the Central Bank on the macroprudential rules; and, the Construction Market Monitor. Lastly, your contributions have helped to inform the Sustainable Development in the Surveying Profession report, which will help to guide the work of the SCSI and the profession towards a more sustainable role in the future.

SCSI response to the war in Ukraine

Ireland's return to normality is in stark contrast to the deeply troubling situation in Ukraine over the past weeks. The SCSI is working with aid agencies and the Government to provide support where we can, and our thanks to all those who have offered their time. I know that LionHeart, the global charity for Chartered Surveyors, is providing support to members impacted there. So as much as I was looking forward to another fantastic entertainer at our Annual Dinner on April 28, I felt that the right thing to do was donate that fee to UNICEF's Ukraine project, delivering aid to families in need. We hope this donation will provide some solace to families that have experienced such great loss. I feel lucky that we as a family of professionals can do our part – my thanks to you all.



PRESIDENT'S MESSAGE

TJ Cronin
SCSI President



UNDERSTANDING PAST AND PRESENT

THIS EDITION ASKS US TO LOOK FOR THE FIRST FEMALE SURVEYORS, AND ALSO DISCUSSES THE DECLINE IN HOMEOWNERSHIP IN A GLOBAL CONTEXT

This edition of the *Surveyors Journal* has really interesting articles covering a range of issues that will interest all surveyors. A particularly fascinating article by Finnian O'Cionnaith about Ireland's first female surveyors reveals a history of surveying not known to many now involved. There must be more material out there about this. Surveyors around the country surely have some family or professional knowledge about females who worked in surveying in the past, which would be worth recording. What might seem merely incidental or only of family interest could allow a fuller understanding of the development of the profession and reveal a hidden past that deserves to be more prominent in our memories. I am sure Finnian would welcome hearing of this.

As is so often the case in recent years, housing is covered here again. This should not be a surprise as it still is one of the biggest issues facing the State. In her piece, Mia Flynn, drawing on international comparisons, makes the important point that the decline in homeownership in Ireland is part of a global picture, suggesting that wider issues are at play. International trends in housing and financial markets appear to be making it increasingly difficult for young Europeans to transition into residential independence by becoming property owners.

This points to the importance of the role just taken up by Bob Jordan as the new CEO of the Housing Agency, a significant body in the housing system. Bob, who is interviewed for this edition, takes up the job at a difficult but promising time as we move to solutions for housing in Ireland. As he points out, we have social housing, we have private housing but it's really about bridging the gap in the middle. To this end, the Agency has established an affordable housing unit that will assist the Government in providing new measures, which will be particularly beneficial for young people struggling to afford a home. This is undoubtedly one of the biggest problems in contemporary society and we wish Bob well with his crucial mission.

EDITORIAL

Tom Dunne
Editor



WIND POWER

As the Government announces ambitious plans for wind power and other renewables, where are we now?



86%

of renewable energy in Ireland provided by wind in 2020

36%

of total electricity in Ireland provided by wind in 2020



80%

Climate Action Plan target for percentage of total energy via renewables by 2030

10.73m MWh

Amount of wind energy generated in Ireland in 2020



4.6MWh

Amount of energy used per year in the average Irish home

Sources: www.seai.ie; www.gov.ie; www.windenergyireland.com.

CREATING HYBRID WORKSPACES

The Building Consultancy recently completed the refurbishment of CarTrawler's 40,000sq ft headquarters in Dundrum. According to the company, CarTrawler is the leading provider of car rental and mobility solutions to the global travel industry, and the company has adapted to the post-Covid-19 world by making hybrid working permanent. The company states that the office has been redesigned to create a world-class hybrid working environment, giving its 400 employees the flexibility to work in the location that suits them best, and a true hybrid office space with areas for information sharing, team-based working, creative/ideation, social connection and quiet areas. The Building Consultancy states that it is delighted to have had the opportunity to work with this forward-thinking and progressive company.



The Building Consultancy worked with CarTrawler to create the perfect hybrid workspace.



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ENERGY GRANTS FOR DEEP RETROFITS

A report published by the Irish Green Building Council (IGBC) has found that the Irish built environment accounted for over 30% of overall greenhouse gas emissions in a standard year. The residential sector accounted for the most significant portion of these emissions, but this is expected to fall drastically, with a target of retrofitting 500,000 homes to B2 standard by 2030. Deep retrofits are central to meeting these targets by incorporating multiple energy upgrades such as insulation, heat pumps and mechanical ventilation, to increase the BER rating. However, cost is the biggest issue preventing people from retrofitting their homes. While grants have been available for a while, the Government has announced details of an enhanced home insulation scheme that will cover approximately 45-51% of deep retrofit costs.

KRA Visionary Project Partners states that it has helped commercial, domestic, and community organisations to successfully secure Community Energy Grant funding. The company states that it manages all aspects of the grant application, from the data gathering to claim stage, and works closely with KRA Renewables to provide professional services in house.



KRA has experience in retrofitting and grant applications.

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INSTALLING OR REPLACING A LIFT?



J&D Elevator Services provides single or double width WellSafe gates.

A company founded in 2019 states that they identified a significant need to provide a 'one-stop shop' for builders when installing new

lifts or replacing old lifts. Directors Darren Phelan and John O'Neill founded J&D Elevator Services to provide specialised services to the elevator and construction industries. They have a combined 66 years' experience in the elevator industry in both Ireland and the UK.

They state that up to now, several separate companies were needed in order to prepare for lift installation. Now Darren and John say: "J&D Elevator Services offers a unique nationwide solution for construction and lift companies to issue a single instruction and deal exclusively with one company for all the different services required".

They also state the following benefits:

- edge protection solution for lift shafts/risers during lift installation or building construction;
- solid cottage style door with built-in but removable handrail,
- exceeds the requirements as set out in BSEN 13374: 2013;
- access by triangular key (standard in lift/electrical industry);
- quick and safe egress by means of spring handle-type internal locking mechanisms;
- self-closing bottom door – power closer;
- cottage/split door design allows access while retaining fall protection;
- adjustable to suit all opening sizes;
- non-combustible materials – no risk of fire;
- more robust and durable than traditional timber hoardings;
- easily transferred from shaft to shaft by our trained operatives;
- can provide additional protection to newly installed lift doors;
- very visual/fitted with full safety signage/finished in yellow; and,
- reduces carbon footprint – no timber disposal/waste, no requirement for suited locks.



BUILDING SURVEYING CONVERSION COURSE



The new online MSc/postgraduate SCSi-accredited conversion programme at Dundalk Institute of Technology (DkIT) provides an opportunity for surveying graduates and practitioners to become educated for a career in building surveying/building engineering. It has been developed as an alternative route into building surveying other than through the traditional undergraduate degree.

The programme is designed for graduates who wish to upskill and convert to a career in building surveying, with the ultimate goal of being competent to act as an assigned certifier under the Building Control (Amendment) Regulations (BCAR), and obtaining chartered and registered building surveyor status.

This new fully funded (subject to Human Capital Initiative (HCI) funding qualification) MSc/postgraduate course addresses the qualification requirement set down by the SCSi and RICS in respect to conversion courses, which will qualify participants to take the Assessment of Professional Competence (APC) and train to become chartered (or register as a building surveyor with the SCSi). Once chartered (or registered) they can then act as an assigned certifier under the Building Control Act.

Students will take the course online (full-day Mondays and half-day Fridays), and the programme incorporates a semester in work placement, which will provide students with an opportunity to gain



structured and professional work experience, in a work-based learning environment, as part of their planned programme of study. The programme is due to start in September 2022, and applications are now open.

PROMOTION AT HOLLIS



International, independent real estate consultancy Hollis has announced the promotion of Kevin Grego (pictured, left) to Director in Ireland to expand and develop the company's cost management capability.

Based primarily in Belfast, but working across the whole of Ireland, Kevin joined the firm as a Senior Associate in 2019, and according to the company,

has been a key member of the cost management team since. The company states that Kevin is experienced in all aspects of construction, from project inception to completion, for both private and public sector



clients. During his time at Hollis, Kevin has led and managed costs for a range of projects across the UK, Ireland, and mainland Europe, including prestigious offices, housing developments and leisure facilities, such as the multi-million-pound refurbishment of Belfast's iconic Custom House.

Commenting on Kevin's promotion, Tony Grant, Head of Hollis in Ireland (above), said: "Kevin has played an instrumental role in Hollis' growth and continued success in Ireland and across the rest of Europe. Our people are our greatest asset and we are committed to creating opportunities for them, as well as rewarding their achievements – Kevin's promotion is testament to that.

I am delighted to recognise his hard work and commitment over the years and look forward to seeing him develop our cost management capability even further in the years to come".

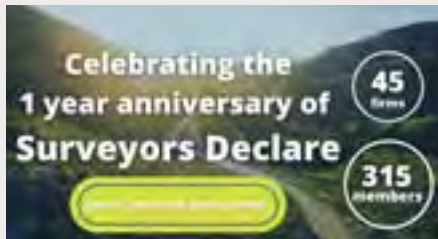
ONE YEAR OF SURVEYORS DECLARE

On February 8, the SCSi celebrated the first anniversary of Surveyors Declare. Since we launched Surveyors Declare, over 315 members and 45 firms have begun the process of implementing sustainable practice in their day-to-day surveying activities.

Thank you to all of the members and firms that have already signed up and have led the way in taking steps towards sustainable property, land and construction sectors!

For members that haven't yet signed up, find out how you can take steps to implement sustainable practice in your business.

Visit the 'My Sustainable Journey' page on our website for more information about Surveyors Declare, and for useful tips and resources to get started.



WELCOME TO A NEW INDEPENDENT DIRECTOR

The SCSi is delighted to welcome Noella Carroll (pictured) to the Board as a new independent non-executive Director. By incorporating an independent (non-SCSi member) non-executive director, the Board will benefit from fresh perspectives and diverse experience from other sectors to enhance the effectiveness of the Board to the benefit of members.



Noella is a qualified Chartered Management Accountant with 25 years' experience in various business sectors. She is an experienced change and transformation finance and business professional, with a passion for continuous improvement and leading people through change. Having worked for years in the large corporate space, she returned to the SME sector in 2019 with a focus on supporting owners and managers of businesses in planning for growth.

We extend our warmest welcome to Noella and are grateful to have her financial expertise on the SCSi Board.

NOW INTRODUCING

KRA PORTUGAL

The KRA Group are delighted to announce the launch of KRA Portugal. We look forward to offering the same professional expertise for which we have become so well known in Ireland, in the fields of Renewable Energy and Energy Efficiency, to the Portuguese market.

KRA PORTUGAL KRArenewables KRA

A large background image showing a field of solar panels in the foreground and several wind turbines in the background under a clear blue sky.

PMFM LUNCH 2022

We were delighted to host our annual property and facilities management lunch in February at the Westbury Hotel in Dublin. As this lunch was the first in-person event since restrictions were lifted, it was wonderful to have 140 property professionals in attendance. In addition to reconnecting and enjoying a lovely lunch,

members also enjoyed hearing tales from Irish sports broadcaster Des Cahill, and football manager, pundit and former player Mick McCarthy. We would like to thank Burlington Engineering for their continued support for our property and facilities management events and conferences.



Pictured at the 2022 PMFM lunch were (from left): Vincent Hickey, Aramark; Mick McCarthy, keynote speaker; Peter Lynskey, Burlington Engineering (event sponsor); Lily Ellis, JLL; and, RTÉ's Des Cahill, broadcaster and event MC.



This year's PMFM event was the first in-person event since Covid-19 restrictions were lifted.



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SOCIETY'S NEWLY DESIGNED OUTDOOR SPACE

Members are welcome to come visit SCSi headquarters and enjoy our newly redesigned outdoor space. As part of the SCSi's commitment to the All-Ireland Pollinator Plan, we have had our outdoor space redesigned to enhance the sustainability of our building and to create a

more hospitable environment for members to enjoy. SCSi staff and garden designers together built up our excellent new outdoor area. Please do come and visit SCSi headquarters to enjoy a coffee and a chat with a colleague in the new outdoor space!



E-CONVEYANCING SUBMISSION

In January, the SCSi proposed a new e-conveyancing system to the Legal Services Regulatory Authority. SCSi estate agents have regularly described the significant frustration among both buyers and sellers during the conveyancing process. In the submission, the SCSi called for an overhaul of the current system in order to expedite the process through digitisation. The SCSi said that the proposed Professional Conveyancer would not alone provide a reduction in the time periods

involved in selling property; the full introduction of e-conveyancing will bring about a much-needed level of efficiency within the sales process. This will shorten the time taken to sell properties, and reduce stress and frustration among buyers and sellers.

The SCSi hopes that the submission will "highlight the growing tension and delays on conveyancing, and the urgent need for e-conveyancing" to be introduced.

LAUNCH OF *THE STANDARD*

In February, the SCSi launched a new monthly ezine for construction and land members. *The Standard* features exclusive content created by members for members: new guidance; the latest reports and market insights; tools and technology; advice for businesses; and, much more. This new ezine serves to complement our monthly property ezine, *Property Pulse*.

We have opportunities for members to contribute featured content! We are eager to feature construction and land practice opinions and advice, business advice, and more. Has your firm recently won a contract? Has your business reached an important milestone or won an award? We want to hear from you! Members are also invited to share success in the 'movers & shakers' section of *The Standard*. If you are interested in writing a featured story or have success to share, please get in touch with Audrey at audrey@scsi.ie.

In addition, *The Standard* provides members with the opportunity to ask anonymous questions and have them answered by colleagues, Professional Groups and staff members. We encourage members with construction and



land queries to send them to Neil Flannery, Member Support Officer, at neil@scsi.ie.

We are delighted to launch this new ezine and will continue to ensure that members receive new insights, industry learnings and best practice guidance, and to serve as your representative to the public.

To read the latest edition of *The Standard*, log in and go to scsi.ie/thestandard.

NEW CORPORATE RESPONSIBILITY POLICY

The beginning of March saw the release of our new SCSi Corporate Social Responsibility (CSR) Policy. This Policy is a fundamental component of our business and is guided by our core values as expressed in our Strategic Plan, Roadmap 24: Representing, Supporting, Connecting, Influencing.

We understand the importance of being a good corporate citizen, ethically and responsibly managing all aspects of our business so that we can make a difference that matters to our members, our environment, our community and the marketplace, and among our



employees and other stakeholders. Our policy focuses on these key CSR principles: looking after our members and employees; acting in the public interest; environment and sustainable practice; supporting our community both regionally and nationally; advocating for equality, diversity and inclusion; and, more.

Thank you to our Standing Committee on Membership and Public Affairs for their efforts in shaping this policy. To read the policy, please visit scsi.ie/about-us/who-we-are/.

THREE NEW PROPERTY REPORTS IN 2022

Early 2022 saw the launch of three property reports: the Residential Market Review & Outlook Report; the SCSi/MSCI Ireland Property Investment Quarterly Results; and, the Commercial Market Monitor. The new Residential Market Review & Outlook report shows that SCSi agents expect residential property prices to increase by 5% in 2022 and breaks down agent expectations by region. The latest quarterly SCSi/MSCI Ireland Property Investment Results shows the highest level of investment into industrial

assets ever recorded. The 2022 Commercial Monitor projects that values and rents for industrial property will continue to grow, and further growth in retail also expected.

Visit the SCSi website to get the latest property market insights from each of these three new reports. You can also read more about the Residential Report on page 22, and the Commercial Report on page 20, of this edition of the *Surveyors Journal*.

ROBERT GANLY RIP

It is with great sadness that the Society expresses its condolences to the family, friends and many colleagues of Past President Robert Ganly, who died on February 16, 2022.

Robert's family connection to estate agency went back to the 1840s, and his own career began in 1973 when, after qualifying from Rathmines College, he joined his father's firm.

Robert was well known in the surveying community, particularly in the country homes and land market, and in premium house sales. Prominent sales that he was involved in included the sale of a network of Garda stations, country estates and farms in 2015, followed two

years later by the sale of Danes Hollow, the Howth home of *Riverdance* producers Moya Doherty and John McColgan.

Robert's nearly 50-year career was marked with the utmost professionalism. Serving with the SCSi (then IAVI), he championed the improvement of estate agency standards. He served as IAVI President from 2007-2008, and more recently attended the Society's virtual Past President event in November



2021. Tributes paid to Mr Ganly recall his "huge energy and professionalism", and "consistent good humour and decency". He was known for his sense of collegiality, and his interest in shooting, fishing and vintage car rally driving.

Former colleague Paul McDowell recalled working with Robert in the 1990s on a road realignment in west Cork: "At one site assessing the compensation values, the line of the new road was eradicating a small area of woodland and I asked Robert to count the trees for valuation. Robert asked if he needed to identify the species. In a mischievous moment, knowing that he was far from being a horticulturist, I said 'yes, of course'. He

arrived back later to report the results to our colleague. Knowing that she would know her trees, he pulled out of various pockets an assortment of leaves saying: 'There were 10 of these, eight of these...'. This was Robert at his most resourceful – always best at finding a solution!"

Our thoughts and prayers are with all grieving Robert's loss, but especially his wife Sandra and children, Rachel, Hannah and Jonathan.

SUPPORTING HOUSING DELIVERY



THE CEO OF THE HOUSING AGENCY SPOKE TO THE *SURVEYORS JOURNAL* ABOUT THE AGENCY'S ROLE, ITS GOALS, AND ITS VISION OF ACHIEVING AN INTEGRATED HOUSING SYSTEM.

Bob Jordan stepped into the role of CEO of The Housing Agency just as the Government published its Housing for All strategy last September. He explains that the Agency's vision is to achieve an integrated housing system, meeting the nation's housing needs and promoting sustainable communities. To do this, he states that the Agency closely collaborates with stakeholders, including the Department of Housing, Local Government and Heritage, local authorities, and approved housing bodies (AHBs): "The Government published its national housing strategy in September, Housing for All. One of its aims is embedding affordable housing within the overall housing market. We have social housing, we have private housing, but it's really about bridging that gap in the middle. One of the things we've done is establish an affordable housing unit here within the Agency. We're helping the Government to roll out those affordable housing programmes".

The Agency is assisting with two Government schemes that will provide new options for affordable home ownership. The first is the Local Authority Affordable Purchase Scheme, which will allow local authorities to offer affordable homes for sale. These properties will be developed by the local authorities or in partnership with AHBs, the Land Development Agency and housing developers, and will be sold at below market rates, with the discount achieved by a combination of low-cost land and other specific State funding. The local authority will hold an equity stake equivalent to the discount, which can be bought back by the homeowner at any time.

The second is the First Home Shared Equity Scheme, which will see the State, in partnership with participating banks, provide eligible purchasers with an equity stake towards the cost of a new home for sale



Bob Jordan, CEO of the Housing Agency.

on the open market below relevant location-based price caps.

These measures are geared towards first-time buyers and households who previously owned homes but no longer do, due to divorce, separation, or insolvency. The Housing Agency states that they will be particularly beneficial to young people struggling to afford a home. There are, Bob says, areas with particular affordability issues where it is harder for people to buy. He says the Government is "getting local authorities back in the business of providing affordable purchase housing" through the Local Authority Affordable Purchase Scheme, which is available in certain local authority areas. The First Home Shared Equity Scheme is, by contrast, a national scheme available throughout the country, but it too will benefit "first-time buyers who are going out on the open market to buy properties" and are struggling with affordability.

Alongside the delivery of affordable homes to purchase, the Agency is also leading on a new tenure type – cost rental. This aims to have high-quality homes for rent at levels below market rates, while sufficient to

INTERVIEW

Colm Quinn
Journalist and Sub-Editor,
Think Media





meeting financing, management, and maintenance costs. Bob explains that The Housing Agency has been central to developing a vision for cost rental in Ireland: "Cost rental is where the rent is related to the cost of constructing, managing and maintaining the dwelling. The idea is that rent would be at least 25% below market rent, and perhaps lower over time because it's related to the cost of providing the unit. There's a commitment in Housing for All to deliver about 2,000 cost rental homes a year, 18,000 up to 2030. In the longer run, we'd hope the sector would be much bigger than that, and that would have an overall dampening effect on rents".

The Agency is also working to increase new housing supply, for example through the management of the new Croí Cónaithe (Cities) Fund on behalf of the Department of Housing, explains Bob: "The idea of this scheme is that there are 70-80,000 unactivated planning permissions around the country. Many are for apartments in urban centres. The scheme will provide subsidies to enable those developments to be built and the units sold to individual purchasers. What it's trying to do is ensure that apartments are provided in urban centres where people really want to live".

Bob is an advocate of city living and outlines the Agency's commitment to achieving sustainable urban communities: "I live in a city centre apartment here in Dublin. What's important to me is being able to take advantage of city centre living – access to shops, theatres, parks and so on. Many people don't necessarily have ready access to such amenities, and the Agency is working to create thriving urban centres, for instance by supporting the Government's new Town Centre First policy aimed at tackling dereliction and vacancy".

Bob acknowledges that although it is challenging to provide "hands-on support to local authorities and housing associations" to deliver their housing targets, the Agency has an experienced projects and procurement unit "with a technical team of architects, quantity surveyors, and engineers. What we're trying to do is expand that team and make sure that they're focused on the needs of the local authorities, especially the local authorities that need additional support to meet their social housing targets".

Promoting social inclusion

Bob says that The Housing Agency is not only committed to supporting the delivery of new housing units, but also works to address the housing needs of people facing additional challenges in accessing and securing accommodation.

The Agency was involved in drafting the recently published national housing strategy for disabled people and is now involved in its

Appointment at Mulcahy McDonagh & Partners

MMP 70 YEARS

Ciaran Byrne MScSI MRICS has been promoted to the position of Associate Director at Mulcahy McDonagh and Partners (MMP). Ciaran joined MMP in May 2015 as a graduate and has become a central part of the MMP team. He was promoted to Associate Director in January 2022. He has gained wide-ranging experience over a seven-year period on all quantity surveying functions on a range of project types. He became a Chartered Surveyor in 2018 and has continued with his post-graduate education, attaining a Post-Graduate Diploma in Project Management, and his Project Management CV already includes projects in the residential, life sciences and fit-out sectors to add to his Cost Management expertise.



L-R: David O'Neill (Director), Kevin Porter (Managing Director), Ciaran Byrne (Associate Director), Stephen Walsh (Director)

MICA REDRESS

The Housing Agency has been administering the pyrite remediation scheme since 2014 and is now taking on a role in the Mica redress scheme, which Bob explains: "The local authorities in Donegal and Mayo are leading out on the grant scheme. Our role is to make it easier for homeowners to access the scheme. We will be taking on the role of sampling, testing and categorising what remediation option is most appropriate and recommending the maximum

grant amount to the local authority. We will also be looking at whether the property has reached the damage threshold for the scheme at the very outset. In a way, we're coming into the scheme to make it easier for people to get a recommendation of a grant amount from the local authority and we're there to support the local authorities. At the moment, we're beginning the process of procuring a framework of engineers".

SURVEYORS' ROLE

Bob says: "Our job is to provide expertise and solutions to help deliver sustainable communities, and sustainable communities can't be delivered without surveyors, developers, architects, landowners and others, all playing their part and carrying out their roles diligently". Peter Hesse, the Agency's Principal Officer for Projects and Procurement,

says: "The Housing Agency recognises the unique position of the SCSi as the only professional membership organisation that spans the entire spectrum of the built environment... With supply of affordable housing remaining a key issue for the future, the particular experience and skills of Chartered Surveyors will be essential for delivery".

implementation. In March, the Agency launched the Housing First national office, which will co-ordinate a housing-led approach to addressing the needs of those with a history of rough sleeping or long-term use of emergency accommodation. Bob explains that Housing First provides "people with permanent housing and intensive wraparound supports to keep them in their homes. It's a national programme that's been up and running in Dublin since 2011 but has in the last couple of years gone nationwide.

It is a programme that has been implemented in several other countries, but has had an excellent 87% success rate in Ireland. We are now responsible for co-ordinating that scheme from within The Housing Agency". The Agency is also involved in the area of age-friendly homes and meeting the housing needs of our ageing population, and is contributing to the implementation of the Government's white paper on ending direct provision.

Building capacity and housing knowledge

Bob describes how The Housing Agency, like other organisations within the housing sector, must grow its capacity to deliver ambitious targets. Although there are "no issues around funding...it takes time to recruit people especially when things are moving fast". He also reflects on how the Agency must ensure it is "adapting and changing in line with the needs of our stakeholders. It has been a while since local authorities have been involved in delivering affordable housing, for instance, so we need to be cognisant of that and make sure that we are supporting them in the right ways".

This includes providing the technical supports in terms of projects and

procurements described above. But the Agency also provides a broad range of housing advisory services to its stakeholders. Its Statement of Strategy 2022-2024 outlines how it enables supply and demand solutions throughout the housing system, and also how it supports stakeholders with evidence-informed insights and data, and aims to ensure they have the capacity and agility to respond effectively to housing challenges. Bob describes how the Agency is "a centre of housing knowledge in terms of doing research, analysis, and providing insights", while also providing housing practitioners with training and education opportunities, guidance, templates, toolkits, and housing advisory services.

Housing crisis

Bob was asked what he thinks are the three most important actions to end the housing crisis: "I think the most important is increasing the overall level of supply to get it up to that average target of 33,000 social, affordable, cost rental, and private homes a year set out in Housing for All. That's one. The second is in relation to affordability. We're very involved in rolling out the affordability schemes that will make it easier for people to access homes around the country. The third would be around creating sustainable communities. The full title of the Agency is the Housing and Sustainable Communities Agency. What I mean by sustainable communities is mixed-tenure and mixed-income communities where people have ready access to transport, playgrounds and other amenities, and where people have a good quality of life. There's a risk when you just focus on building that you're not looking at the wider issues of placemaking and making sure that these are successful, thriving communities for people".

Why WellSafe?

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THE ART OF DIVERSITY

TU DUBLIN CELEBRATED INTERNATIONAL WOMEN'S DAY WITH AN EVENT TO LAUNCH TWO EXCITING INITIATIVES.

At an event held on International Women's Day in March, TU Dublin's School of Surveying and Construction Management unveiled a painting to mark the establishment of the School's Equality, Diversity and Inclusion (EDI) Action Group. The event also saw the launch of the TU Dublin Gender Equality Scholarship, generously sponsored by Sherry FitzGerald, who were represented on the day by Managing Director Marian Finnegan and Group HR Director Dealbha Prendergast.

A symbol of equality

The painting, *Theodolite. Rediscovered after the event known as The Great Pummelling*, by artist Kevin Cosgrove, was commissioned not only to mark the establishment of the EDI Group, but also to be a talking point on issues of global equality, and a symbol at the heart of the School.

To bring their idea to fruition, the team at the School of Surveying and Construction Management made an application to the university's Equality, Diversity and Inclusion Fund, which was delighted to fund what it felt was a strong initiative, aligning well with the Fund's intent and themes, and representing visual communication in a lasting and impactful form.

The painting also represents the integration of sustainability and equity – the two universal, and indeed existential, issues preoccupying the world today. In addition to International Women's Day, TU Dublin was also holding Green Week at the University, and Kevin's artwork serves as an enduring reflection on technology and the environment.

Gender Equality Scholarship

Also launched at the event, the TU Dublin Sherry FitzGerald Gender Equality Scholarship aims to recognise excellence, promote inclusion, and have a positive impact on the recipient, and on the profession. The Scholarship has been established in memory of Sherry FitzGerald director Geralyn Byrne, who passed away suddenly in March 2021. Marian Finnegan described Geralyn as "a trailblazer for women in the property sphere, openly supporting and applauding the success of her female colleagues".

The scholarship is open to final (third) year Auctioneering, Valuation and Estate Agency students from any of the less represented genders. The highest performing student from the overall academic year will be awarded a medal, and a two-year scholarship to complete their level 8 degree part time, while working with Sherry FitzGerald.



Pictured at the launch were (from left): Dr Frank Harrington, Head of Real Estate, TU Dublin; Dealbha Prendergast, Group HR Director, Sherry FitzGerald; artist Kevin Cosgrove; and, Marian Finnegan, Managing Director, Sherry Fitzgerald.



Theodolite. Rediscovered after the event known as The Great Pummelling. Kevin Cosgrove 120x100cm, Oil on Linen, 2021.

The scholarship raises the visibility of gender equity in surveying and construction, and reinforces the work of the School in addressing the continued under-representation of women in these sectors. It will be promoted each year through various channels to raise awareness of gender in real estate.

TU Dublin EDI Action Group

The TU Dublin School of Surveying and Construction Management established an EDI Action Group in 2020 with the aim of taking small

THE PAINTING MARKS THE ESTABLISHMENT OF THE SCHOOL'S EDI ACTION GROUP, AND SERVES AS A TALKING POINT ON ISSUES OF GLOBAL EQUALITY, AND A SYMBOL AT THE HEART OF THE SCHOOL.

actions to help foster a more equitable, inclusive and diverse environment within the School.

Bolton Street has a long and proud tradition of providing inclusive education and qualification. The EDI Action Group aims to continue this tradition to support the university's objective to be the "most accessible university in Ireland with the largest number of diverse learners" by 2030.

The EDI Action Group encourages all stakeholders to place equity, diversity and inclusion at the core of all programmes. The Group is guided by the United Nations Strategic Development Goals on: 4.

Quality Education (to ensure equitable and inclusive education for all); and, 5. Gender Equality (to achieve gender equality and empower all women).

In line with the Equal Status Act 2000-2018, the Group will continue to build awareness around the nine grounds of discrimination: gender; marital status; family status; sexual orientation; religion; age; disability; race; and, membership of the Traveller community. In addition, the Group will build on Bolton Street's long tradition of educating the most vulnerable and disadvantaged members of its local community. Current projects that the Group is undertaking include:

- developing Athena Swan for staff development;
- a diversity survey and report to put in place actions to promote inclusion within the School;
- developing marketing plans to recruit a more diverse student cohort; and,
- planning this year's Transition Year Open Week, which will take place from May 2-6, and will build on the theme for 2022 – #breakthebias – for all enquiries, please contact nevan.mulvihill@tudublin.ie.

For more information about EDI at TU Dublin, please go to <https://www.tudublin.ie/explore/about-the-university/equality-and-diversity/>.



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Jennifer McNamara MRICS MSCSI – Senior Associate



- Jennifer is a Chartered Building Surveyor with 17+ years experience working in commercial real estate.
 - Jennifer joins the Lenders and Investors team as the Technical Due Diligence team lead in Ireland. Prior to joining Arcadis, Jennifer spent 13 years in CBRE Dublin, and has worked in Watts, F&G and Avison Young.
- jennifermcnamara@arcadis.com

Fintan Kenny FRICS F5CSI – Director



- Fintan is a Chartered Quantity Surveyor with 18 years' experience working in commercial real estate.
 - After several years working for Arcadis in the Middle East, Fintan has returned to his native Ireland and is now the Commercial Director and Manufacturing and Technology Sector Lead for Ireland.
- Fintan.Kenny@arcadis.com

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COMMERCIAL RECOVERY

AFTER THE PAST TWO YEARS REVOLUTIONISED HOW PEOPLE WORK AND SHOP, THE COMMERCIAL MARKET IS SEEING SIGNS OF RECOVERY.

As we enter a less Covid-19-restricted world, the commercial property market is showing positive signs of recovery following two years of working remotely for office staff, and buying products online as opposed to purchasing directly from a store.

Covid has not only changed how we live, but it has changed how many of us assess risk, especially those risks that affect our health. The buildings that we share, including offices and retail premises, have come under the spotlight in this regard when it comes to adequate ventilation and appropriate use of space to suppress airborne viruses.

Anecdotally, commentary received from Chartered Surveyors within our survey anticipates that office valuations will be increasingly influenced by how commercial buildings perform (e.g., energy use, repairs). This is expected to be mirrored from the occupier side, with Chartered Surveyors expecting purchasers and occupiers to seek high-quality office space, which offers not just high energy efficiencies but strong ventilation credentials also.

In terms of the overall commercial property market encompassing office, retail and industrial property, for the purposes of our report, occupier and investment sentiment improved significantly in Q4 2021 (Figure 1) and, as a result, Chartered Surveyors are predicting continued interest in industrial and prime office space from investors and occupiers.

Rebound in sentiment

The SCSI/RICS Index clearly shows the rebound in occupier and investor sentiment over the past 6-12 months in particular. Behind this combined data is a slightly nuanced view of exactly where the demand and supply dynamic lies for retail, office and industrial property (Figures 2 and 3). Industrial property continues to outpace retail and office, with demand for stock remaining strong. Industrial property supply is by far the lowest reading compared to office and retail (10% of respondents indicated an increase compared to three months ago). On the other hand, 68% of Chartered Surveyors indicated that demand for industrial property has increased in the past quarter. In the next 12 months, surveyors predict that rents for prime industrial locations will rise on average nationally by 6%, while rents for secondary industrial sites are expected to rise by 3%.

By comparison, prime office rents are anticipated to rise by a modest 1% on average nationally, while rent on secondary sites is forecast to fall by 1%.

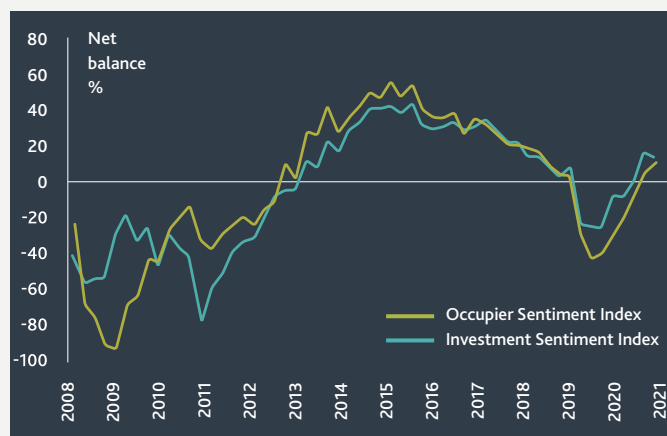


FIGURE 1: SCSI/RICS National Occupier and Investor Sentiment Index – net balance.

SCSI REPORT

Edward McAuley
Director of Practice
and Policy, SCSi



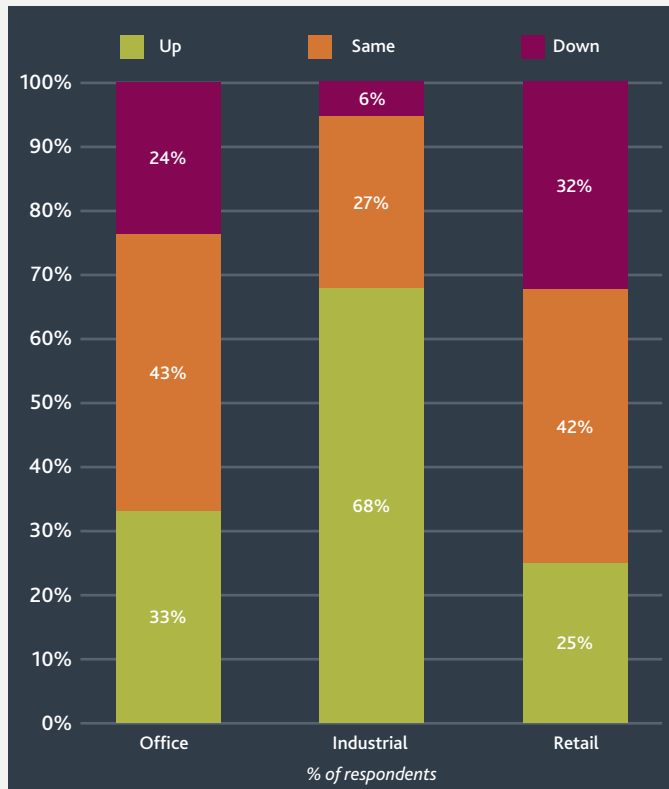


FIGURE 2: National occupier demand Q4 2021 compared with Q3 2021 (percentage of responses).

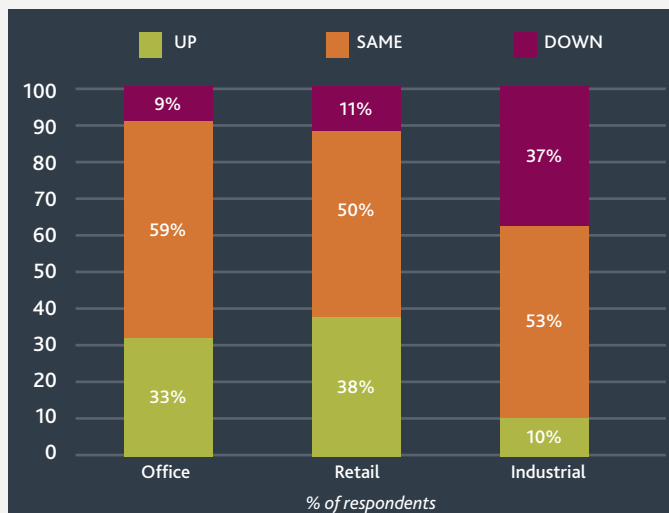


FIGURE 3: National supply for occupation in Q4 2021 compared to Q3 2021 (percentage of responses).

Despite the improvement in overall sentiment, the picture for retail remains more downbeat, with prime locations expected to drop by 1%, while in secondary retail rents are predicted to fall by 4%.

Encouraging results

Overall, the results from this year's annual report look encouraging; however, as our report covers the entire country, there are multiple micro-markets at play, with possibly a much less positive outlook for retail. However, if Covid-19 has taught us one thing, it is that it is very difficult to predict some markets. The transition to working remotely has provided areas of Ireland with a greater sense of optimism that smaller, more regional towns can also

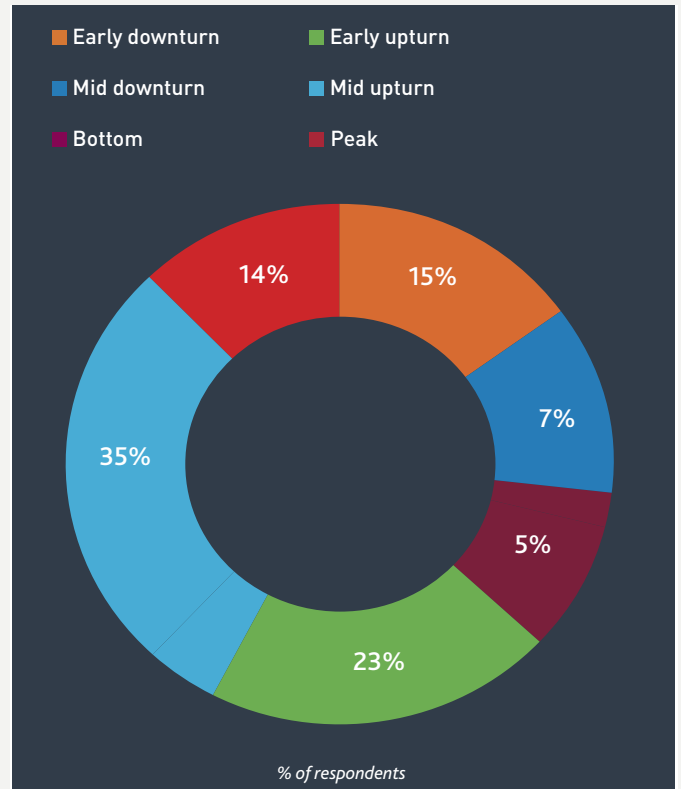


FIGURE 4: Average perception of the property cycle - Q4 2021.

grab some of the action. Our annual Residential Property Review and Outlook report highlighted the growing trend for more regionally located homes and this dispersal of population, combined with a greater emphasis by Government on utilising vacant property, will hopefully begin to breathe more life into smaller towns and villages. This time last year, 54% of those surveyed believed that the commercial property market was in a downturn phase. This year, 73% said they believe the market is in an upturn phase (Figure 4). Much of this, as previously highlighted, is driven by strong demand for industrial property, as thriving logistics firms continue to seek out new high-spec units to grow and expand their operations. The consensus from members is that the increased confidence is based on economic performance coupled with a relaxation in Covid-19 restrictions and a sense that pre-Covid normality is returning to some sectors such as retail, hospitality and leisure, which were particularly badly hit by the pandemic.

Outlook for investment enquiries and capital values

Similar to occupier sentiment, investor sentiment also recorded positive scores in Q4, with an uplift throughout 2021 for both national and foreign investment enquiries. Capital value projections for the coming year are mainly positive, with a rise of 5% and 3% predicted for prime industrial and secondary industrial, respectively. The capital value of prime office sites is expected to rise by 2%, while for secondary office sites it is predicted to remain unchanged. While projections for the retail market improved considerably over the course of 2021 – for example, the capital value of prime retail is expected to remain stable – the value of secondary retail is still expected to fall by 3%.

The report can be read in full at: www.scsi.ie.

SUPPLY AND DEMAND

THE LATEST SCSI ANNUAL RESIDENTIAL PROPERTY REPORT SHOWS A CONTINUING LACK OF SUPPLY AND RISING PRICES, ALTHOUGH SUPPLY IS SET TO INCREASE IN THE COMING YEARS.

The SCSi Annual Residential Property Report 2022 canvassed surveyors' views on activity in the residential property market over the course of 2021 and their expectations for 2022. Undoubtedly, the impact of the pandemic led to challenges for all in the sector, including those seeking to buy or rent a property over the last two years, as regular market activities such as in-person viewings and face-to-face meetings were replaced with or complemented by an increased move to online and remote working during lockdown periods. The residential sector has proven adaptive and resilient to these changes, with 73% of surveyors reporting that their firms have either already undertaken significant investment into virtual viewing and online bidding technology to assist the sales process, or are considering doing so in the future.

While we are emerging from the pandemic, and as society continues to adapt and live with the presence of Covid-19, the prolonged effects can

still be witnessed on the market. As supply has tightened and new dwelling completions have been impacted by closures of the construction sector, concomitantly there is a pent-up demand for housing (**Figure 1**), with property prices seeing an increase of 14.4% year on year to December 2021.¹ At year end, 85% of agents reported having low levels of stock available for sale. Low stock has been reported both in the new and secondhand sales markets.

Residential sales market

Positively, there are indications that increased new supply is coming to the market, with dwelling commencements at approximately 30,500 annually in December 2021.² The Central Bank forecasts that new housing supply will increase year on year over the course of 2022, 2023 and 2024 (**Figure 2**).³ New housing output may, however, continue to be impacted by Covid-19-related labour and material shortages in the near term, with the latest SCSi Tender Price Index seeing a 7% increase in inflation on non-residential construction. It can be expected that the labour and material shortages impacting on the non-residential market will have had an impact on the residential market too.

The Central Bank has estimated that 34,000 new units will be required each year from 2020-2030 for housing supply to meet demand.⁴ Currently, as this yearly output has not been reached over the last number of years, there is a cumulative undersupply of housing relative to required demand. The outlook for future completions, however, looks promising. It is evident from survey responses that the forthcoming supply of properties, or lack thereof, underpins many surveyors' expectations of what is going to happen in the market over the next 12 months. A total of 89% of agents anticipate that national property prices will increase over the course of 2022. The national average price increase anticipated by agents is 5% (**Figure 3**).

Rental market

On an annualised basis, rents grew by 8.3% in Q3 2021, with the national standardised average rent being €1,397 per month.⁵ Generally, surveyors noted an overall lack of supply of rental stock in the market coupled with strong demand, which largely underpins an average overall anticipated increase in rental prices by 79% of agents over the next 12 months (**Table 1**).

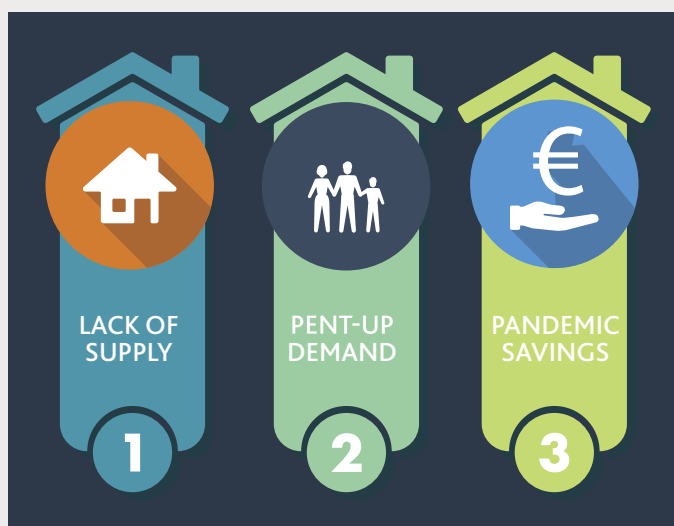


FIGURE 1: Main reasons why house prices have increased significantly in the past 12 months, according to surveyors.

SCSI REPORT

Katie Dempsey
Policy and Research
Executive, SCSi



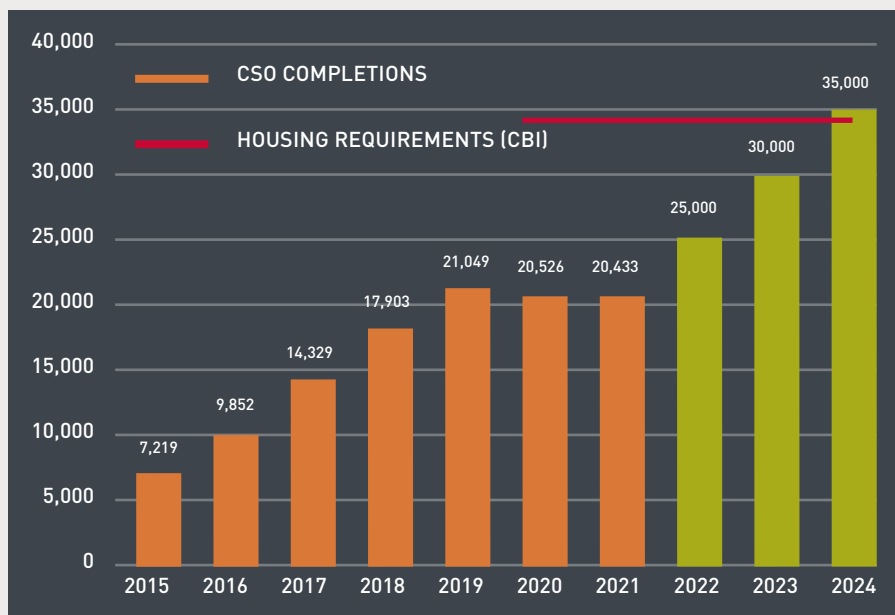


FIGURE 2: Housing completions and forecasts.

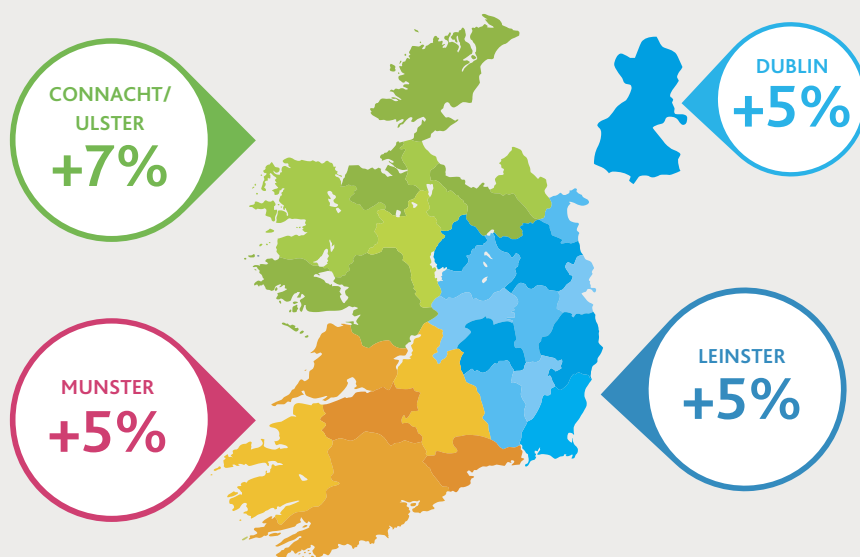


FIGURE 3: Average price increase expectations.

A concern of surveyors in the rental market is seeing an increasing number of landlords placing their properties onto the sales market rather than continuing to rent them out. Half of those surveyed expect to see an increase in rental properties coming on the market for sale. The top-three reasons that surveyors continue to cite as underpinning landlords' exit of the rental market are:

Table 1: Rental price increase expectations (according to 79% of respondents who anticipate an increase in rental prices).

Anticipated increase	% of respondents
0-5%	74%
5-10%	24%
11-15%	2%
Higher	0%

1. Rental legislation is too complex and restrictive.
2. Landlords coming out of negative equity.
3. Net rental returns are too low.

Market trends and looking ahead

Agents have reported some interesting market trends, which seem to have arisen from the pandemic. Buyers' desired locations have shifted in areas, with an increased demand for properties outside of large urban locations where house prices are higher, to more rural-based locations where larger properties can be purchased at more affordable prices. This preference can be largely attributed to increased remote working facilitating relocation beyond urban centres.

Regarding secondhand properties in need of renovation, anecdotally it appears that these properties are less appealing to some buyers than turnkey properties – indeed the impact of rising costs of materials and labour will have contributed to this in some instances. Providing support for the renovation of vacant stock is an important aspect in terms of the sustainability of our built environment and in bringing further supply of properties to the market.

Looking ahead, the SCSi will continue to monitor and report on agent sentiment on market activity and trends, and advocate for improvements to assist in an effective property sales and rental process, such as reducing delays to the conveyancing process, as outlined in our recent submission to the Legal Services Regulatory Authority.

The full submission can be viewed at www.scsi.ie.

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1. Central Statistics Office. Residential Property Price Index, December 2021.
2. Central Bank of Ireland, QB1 2022.
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SUSTAINABLE VALUE

WHAT ARE THE CONSIDERATIONS THAT VALUERS NEED TO TAKE INTO ACCOUNT FOR COMMERCIAL REAL ESTATE ASSETS IN THE CONTEXT OF SUSTAINABILITY?

The role of the valuer is to consider all factors relevant to value. The aim of this article is to set out some guidelines to support valuation surveyors in the inspection, valuation and assessment of assets in the context of environmental and sustainability considerations. It references a document, 'Valuation Considerations for the Valuation of Commercial Assets in the Context of Sustainability', which was launched by the SCSi in June 2021. The aim of this document was to support valuers in developing their awareness around these matters and making a more informed opinion on the valuation of a real estate asset.

By way of context, the Royal Institution of Chartered Surveyors (RICS) has recommended the inclusion of sustainability considerations as part of the valuation process since 2009. The most recent RICS Valuation – Global Standards ('Red Book Global Standards' 2022) now references sustainability within the mandatory professional standards, and an update of the RICS guidance note on sustainability and valuation has been in effect since January 31, 2022.

Table 1 sets out a list of some considerations when valuing in the context of sustainability. While not exhaustive, from a reporting perspective it can be used in conjunction with existing valuation considerations such as contamination and flood risk.

Approach to valuing sustainably

Step 1

Break down the inspection of the asset into zones of interest within the context of sustainability – external and internal, tenancy and landlord issues, data and management plan, etc. Create a checklist (or template) to reflect the items that need to be examined. The aim is to capture the aspects of the property asset that are significant in the context of assessment of value.

Step 2

Align these examined areas with a focus on where the asset sits in the context of best in class. If necessary, a good idea might be to create a scale of best to worst and score the subject asset under various categories.

FEATURE

Emer Byrne
Lecturer, Real Estate and
Valuations, TU Dublin



Step 3

Consider developing an asset register of building typologies /ages/profiles that facilitates the valuer to categorise the assets and compare against other assets of a similar age and construction.

Step 4

Review the asset in the context of highlighted areas of strength and vulnerability. The updated Guidance Note gives a good account of this and an example may be the investor requirement/building envelope/thermal qualities/lack of amenities for bikes/poor energy performance/fit-out. This may be further categorised by easy upgrades/more onerous and costly items. This approach has the potential to bring valuers and clients on a journey that develops more knowledge, awareness and understanding of crucial issues.

Step 5

Using this same approach and adopting the above list of considerations, the valuer can begin to analyse comparable evidence necessary to



support the valuation process. This will evolve as the process becomes more embedded in practice.

Summary

This article sets out an initial checklist to support valuers in their assessment of assets with a view to arriving at their final opinion of value, while considering the extra layer of information that needs to be examined in the context of sustainability. It is this approach that will be important for valuers to embrace in order to arrive at a more informed assessment of value.

This can grow and develop further as the knowledge and databases expand. At this initial stage, it is important to start to factor in these considerations. Over time, the detail and complexity of the approach may evolve but it will have been a very important first step!

The SCSi's document on sustainable valuation can be accessed at: www.scsi.ie.

TABLE 1: ITEMS TO BE CONSIDERED FOR THE VALUATION OF REAL ESTATE ASSETS IN THE CONTEXT OF SUSTAINABILITY

BUILDING STRUCTURE

- Age/structure/specification of building
- All certifications on the building (e.g., BER rating, NZEB, LEED, BREEAM, WELL, Wired Score, Smart-score)
- Are the above certifications related to external structure and/or internal tenant's fit-out?
- Are there any particular energy-efficient features/renewables on site (e.g., air handling, energy sources, photovoltaic cells, solar thermal panels, heat recovery, battery storage, wind energy/LED lighting)?
- Are there any biodiversity features on the site/structure (e.g., green roof/living walls, urban green infrastructure /hives/planting)?
- Are there any other energy/sustainable features noted as part of the design and specification of the building (e.g., waste water handling/rainwater collection/passive design)?

TENANT OCCUPATION OF THE ASSET

- Is there a lease contract with an environmental clause in place for the asset if leased? What are the components of this lease contract? Is data sharing on energy consumption part of the lease contract?
- Are there any environmental management policies with the asset and evident on site (e.g., water recovery, electric car chargers, bicycle spaces)?
- Is it WELL rated for the occupants and what are the components of this (e.g., quality of natural light, air quality, temperature control, noise reduction, security, access to services, users with disabilities, tenant amenities such as showers/gym/green areas/break out spaces/wellness studios)?
- What are the transport options for the occupiers of the building (public – proximity to Luas, rail, DART, quality bus corridor (QBC), etc.; private – bike storage, electric car charger points, walkable city, etc.)?

OCCUPANCY/DATA CAPTURE/MANAGEMENT PLAN

- Is there data sharing between occupier and asset owner/management company on the energy consumption and key metrics for the building assets (e.g., water consumption, air quality, energy use – electricity/gas)?
- If yes, can this data be made available to the valuer?
- Is there an asset or estate management plan for the improvement of the sustainable credentials of the asset, e.g., plan to monitor existing energy consumption/deliver improved energy consumption and water usage over a period of time?
- Does the asset owner/management company/landlord have a sustainability policy in place for the building and/or estate?

VALUATION

- Do the sustainability credentials of the asset (or lack thereof) have an impact on the scale/volume of potential purchasers for this asset in the market?

COMPARABLE RESEARCH

- Analysis of comparable evidence should be considered with reference to the above list of questions.

Authors: Sustainable Development Valuation Group, SCSi – April 2021

PUSHING THE BOUNDARIES

CAN YOU HELP TO FIND IRELAND'S FIRST FEMALE SURVEYORS?



Land and surveyors have operated in Ireland since the late 16th century, with much of their history dominated solely by male practitioners. This was not unique to the trade, with women traditionally excluded from many technical professions due to historic gender dynamics. However, such restrictions did not mean that women were entirely absent from surveying or its history. Generations of wives, sisters and mothers held a presence on the edge of the profession via their male relatives, ensuring that many were acutely aware of the ins and outs of both the commercial and technical aspects of land measurement. Some pushed boundaries even further, showing skill and knowledge in an environment where women were mostly absent. The search for Ireland's first female land surveyors is unfortunately far from clear cut, with much work still required to piece together women's important early contributions. Some, though, can rightly stake their place among the pioneers.

Mary Ann Rocque

The earliest known woman involved with surveying and mapping in

Ireland was Londoner Mary Ann Rocque, née Scalé (b.c. 1725). Her connection to the profession came through her 1751 marriage to acclaimed cartographer John Rocque. This link was further reinforced through her brother Bernard Scalé (Rocque's apprentice) and her sister Margaret's marriage to another cartographer; Mary Ann found herself therefore at the heart of London's vibrant surveying market. Three years into their marriage, the Rocques relocated to Dublin, with John's celebrity attracting patronage from wealthy estate owners and his Irish city plans drawing much attention. It is unknown if Mary Ann was present for the entire time of John's residence in Ireland (1752-1760), but given her later success in the map trade, it seems that she took full advantage of her Irish experience. Following her return to England, and her husband's subsequent death, she showed her entrepreneurial zeal by continuing John's business, commissioning new surveys and producing well-received cartographic prints. To avoid many of the gender sensitivities of that time regarding women cartographers, Mary Ann's maps were usually printed under the name "M.A. Rocque". Despite her success, she unfortunately likely misses the mantle as being Ireland's first female surveyor, as her impact was felt following her time here, and it is doubtful she ever took to the field in Ireland to conduct measurements.

Maria Edgeworth

Mary Ann was one among hundreds of women whose initial exposure to surveying came through male relatives. Indeed, for generations of

FEATURE

Finnian O'Cionnaith
PhD



GENERATIONS OF WIVES, SISTERS AND MOTHERS HELD A PRESENCE ON THE EDGE OF THE PROFESSION VIA THEIR MALE RELATIVES, AND WERE ACUTELY AWARE OF THE INS AND OUTS OF BOTH THE COMMERCIAL AND TECHNICAL ELEMENTS OF LAND MEASUREMENT.

women unable to access technical training, collateral education in surveying was still possible in this manner. Of note in this regard was celebrated novelist Maria Edgeworth (1768-1849). She was the second child of Richard Lovell Edgeworth, an intellectual, engineer and inventor who indulged in land surveying on his estate in Edgeworthstown, Co. Longford, and was later employed by the Bogs Commission as a 'topographical engineer'. Surveying certainly played a part in Maria's life, and discussions on the topic would inevitably have been common between father and daughter. Their shared scholarly prowess was expressed in their co-authored treatise, *Practical Education* (1798), which covered various subjects. Maria's brother William also became a surveyor, the two siblings frequently exchanging letters about his fieldwork. A prolific writer, Maria noted several key aspects of land management in her correspondence and her occasional hosting of travelling surveyors at the family home. She best represents the hidden female presence in Irish surveying over the 18th and 19th centuries – capable, informed, supportive, interested, but restricted by period social norms. It was not until the early 20th century that these restrictions began to give way.

Alice Perry

From 1834 to 1944, each county in Ireland held an official position of 'County Surveyor', responsible for major engineering and architectural projects for the local authorities. It was a respected position, at times held by many prominent names in Ireland's built environment history. Galwegian Alice Perry (1885-1969) had the distinction of being the first woman in Ireland to be appointed a county surveyor, alongside being the first in Europe to obtain an engineering degree (with honours). Born into an academically gifted family, she excelled in mathematics, winning a scholarship to Queen's College Galway in 1902. Land surveying would invariably have formed part of her training. In 1906, her father, James Perry, who was Galway County Surveyor, died unexpectedly. Alice, mentioned in the

Connaught Champion as his "brilliant young daughter", was duly appointed to temporarily replace him by unanimous decision and went on to conduct extensive work in the region. Missing out on the permanent position the following year, she eventually moved to the United States. Alice Perry's potential to be the first female surveyor in Ireland is unfortunately debatable, as while she was trained in surveying techniques, likely using them in the field, she would invariably have referred to herself as an engineer rather than a surveyor.

Iris Alice Cummins

The same would also have been applicable to Iris Alice Cummins, who graduated as an engineer from UCC in 1915. Her work with the Irish Land Commission during the 1920s makes her a stronger contender for being the first female surveyor; however, as with Perry, she was likely an engineer first and a surveyor second. Cummins was followed several decades later by another UCC female engineer, Catherine Walsh, who graduated in 1949 and worked for several county councils over her career. Again, while using surveying techniques as part of her role, the title of engineering was likely more applicable to her duties, as she retired as assistant county engineer for Cork in 1982.

HELP US TO FIND IRELAND'S FIRST FEMALE SURVEYORS

The search for Ireland's first true female surveyor is far from clear, with several potential candidates but no

definite winner. Whoever she is, her story is important in the profession's history and

vital in celebrating the critical and continued impact women play in all aspects of the trade. As research into this topic is ongoing, I would like to appeal to Surveyors Journal readers for any insight or information they have on early female land surveyors that they may have met or heard of during their careers, via the email address WomenInSurveyingIreland@gmail.com.

Your assistance could prove vital in filling in a missing part of the profession's history.



Maria Edgeworth by an unknown artist, included in Evert Duyckinck's A portrait gallery of eminent men and women of Europe and America (New York, 1872).

GENERATION RENT – AN INTERNATIONAL COMPARISON

THE DECLINE IN HOMEOWNERSHIP IN IRELAND IS PART OF A GLOBAL PICTURE
THAT HAS ITS ROOTS IN THE FINANCIAL CRISIS OF 2007/2008.

For many years, with continuing economic growth and increased mortgage markets, the trend across developed economies was of growing homeownership. In more recent years, however, this picture has started to change. “Homeownership rates have ceased their inexorable rise, and in some countries have gone into decline. Phrases such as generation rent, boomerang kids, and parasite children have gained purchase as descriptions of housing alternatives pursued by young adults who in previous decades would have been stepping onto the first rung of the homeownership ladder”.¹ In numerous cases, there is a presumption – sometimes implicit, sometimes explicit – that this change is a major, but potentially temporary, effect of the 2007 financial crisis.²

Rowan Arundel argues that these changes in tenure are not a sole consequence of the financial crisis, which may be reversed once long-term growth returns. Instead, Arundel believes changes in tenure are a result of a more fundamental change, particularly in labour markets. The financialisation that led to the rise in homeownership has also led to a reduction in secure jobs.

The historic emphasis on homeownership

Homeownership is one of the most common ways of redistributing wealth over the life cycle. Older generations who purchased homes during their working years have a considerable asset, which alleviates the financial pressures of reduced income in old age. However, those who are unable to buy can be placed under financial pressure as housing costs and rents continue to rise. Homeownership access has been shaped by opportunities given to different social classes. The transfer of housing resources from older to younger generations also creates inequalities between generations.

The emergence of renters

There was an unmatched growth in individual homeownership and housing equity across OECD countries between the 1980s and 2000s, often driven by deep-rooted beliefs that homeownership is a market good: not solely a home, but also a tradable economic asset, which households have the potential to use as an alternative form of security. Changeable house prices, more stringent equity requirements and diminishing labour market conditions have combined to prevent increasing numbers of younger households from owner occupation.³ Homeownership has declined in the majority of developed countries since the early 2000s, while private renting has increased. Public debates in countries including Britain, Australia and the United States have therefore focused their attention on the apparent emergence of ‘generation rent’, made up of the younger population who are excluded from purchasing a home and traditional routes to housing asset accumulation. ‘Generation rent’ is a group not merely more at risk of exploitative forms of private renting, but also left out of the predominant form of asset accumulation.⁴ This has led to significant concerns about the long-term stability of a homeownership-based welfare regime and the role of housing property in welfare relations in the future.

England

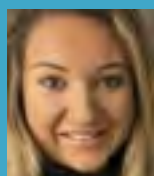
Britain was regarded as a ‘nation of homeowners’ around the mid-2000s, when approximately 71% of households owned their home. Since then, this figure has been in steady decline. The UK has therefore joined the growing number of post-homeownership countries, which include Australia, New Zealand, Ireland and the USA, as well as Japan and South Korea, where private renting has become the dominant tenure among households aged under 35. The private rental sector in the UK essentially doubled between 2002 and 2014, from around 9.5% to 18.5% of households, similar to the Irish experience. In numbers, it grew by 2.83 million dwellings during this period.

Spain

Spain is a prime example of a case where changing tenure dynamics have been experienced with a certain intensity, especially following the global financial crisis. Spain historically had one of the largest rates of homeownership in Europe, and until recent decades, the majority of

FEATURE

Mia Flynn
Postgraduate student, TU Dublin



HOMEOWNERSHIP HAS DECLINED IN THE MAJORITY OF DEVELOPED COUNTRIES SINCE THE EARLY 2000s, WHILE PRIVATE RENTING HAS INCREASED.



young adults left the parental home and transitioned directly into homeownership. However, changes related to the economic crisis have prevented these transitions and upturned tenure norms. Homeownership in Spain has changed from a symbol of stability and security to one of dispossession and financial risk. Pre-financial crisis, the country dismissed renting as a form of housing. Now, however, renting is seen as providing more security in the face of needed flexibility. While traditional Spanish homeownership culture has not been entirely abandoned, it has become increasingly detached from leaving the parental home.

This recent rise in renting among the Spanish has attracted much attention and debate. At the time of the financial crisis, housing stock supply in Spain was significantly overbuilt. This resulted in a dramatic and rapid fall in house prices (Gentile, 2013). At the same time, access to housing was complicated further by stringent credit requirements and poor employment conditions for many.⁵ As a result, the high level of debt led to mortgage defaults and an increase in evictions. The crisis and the subsequent sharp decline in house prices dispelled the common belief that property assets would always be worth more than their incurred debts. These economic and social shifts led to a historic tenure shift – a decline in homeownership and an increase in the rental market – most commonly among the younger generation.

The USA

According to Galante and colleagues,⁶ the American Government has a history of promoting homeownership through preferential tax regimes, credit enhancements, regulations and enforcement of fair lending laws. However, the most recent financial and foreclosure crises have made it increasingly difficult for households in the US to purchase a home. US homeownership dropped below 63% in 2016, its lowest level since 1965. The availability of credit has become limited, particularly among first-time buyers. In addition to this, rents and housing prices are rising faster than incomes, and there is an inadequate supply of affordable homes and a high degree of student loan debt. Therefore, younger generations are being left out of the homeownership market. Sebastian Kohl⁷ argues that America's infatuation with homeownership is one of the primary causes of the most recent financial crisis.

Since the global financial crisis of 2007-2008, various UK and US studies have found that the transition of younger generations into independent living and homeownership has been in significant decline. There is a common trend towards declining access to homeownership, resulting in an increasing rental sector.⁸ However, it is argued that we are a long way from witnessing the rise of a 'generation rent', because the transition is one towards a higher proportion of young adults living with their parents rather than in their own rented accommodation. In the US, it appears to primarily be the volatility of more financialised housing markets that cause rising problems for younger people in securing housing ownership.

Conclusion

Traditional homeownership norms in many contexts have seen a significant change. Many countries have witnessed a shift towards increasing levels of private rental among young people in particular, while homeownership has become increasingly unstable and chaotic. The dominance of homeownership was not restricted to Europe, but was evident across the majority of developed countries including the US, Australia, and Canada, as well as East Asia (Doling, 2013). Even before the financial crisis, but particularly afterwards, trends in housing and mortgage markets made it increasingly difficult for young Europeans to transition into 'residential independence' by becoming a homeowner.

References available on request.

THE ONLY WAY IS UP?

HAS THE BAN ON UPWARDS-ONLY RENT REVIEWS WORKED?

Historically, the most common form of lease used in Ireland was the so-called 'institutional lease'. From the late 1960s, it was the preferred choice of pension funds and institutional investors in the UK, and was also adopted by the Irish market. These leases typically contained upwards-only rent reviews (UORRs), a mechanism used to review rent at set intervals during the term to contemporaneously reconcile it with current market levels; however, the revised rent cannot fall below the preceding figure.

By virtue of characteristics such as 35-year terms and five-yearly UORRs, the 'institutional lease' served to minimise investor risk, amplify access to funding, and enhance capital values.

Although UORRs were commonplace due to conventional market practice, they were not a statutory requirement, with both parties free to agree the form of rent review to be adopted. They were also not without controversy, with many arguing that they equated to an unfair sharing of the burden of risk between landlords and tenants. For example, in recessionary economic cycles, landlords continued to profit as rents could not decrease, but tenants often struggled to maintain the artificially high levels of rent sought. Today, the UK is the only common law country that still permits the inclusion of UORRs in new leases.

Addressing rocketing rents

Arguably the most monumental piece of landlord and tenant legislation to be enacted in Ireland, Section 132 of the Land and Conveyancing Law Reform Act 2009, banned UORRs from early 2010. It was a last-minute addition to the Land and Conveyancing Law Reform Bill 2006, which resulted in the 2009 Act, and emanated from political pressure instigated by a cohort of retailers – predominately from Dublin's Grafton Street – on the then Fianna Fail-led Government. The Great Economic Unpleasantness of 2007, and the subsequent decline in the property market, left many retailers contractually locked in institutional leases from the 1980s, with rents having skyrocketed as a result of UORRs determined during the Celtic Tiger era: prime rents in Dublin increased by 240% between 2000 and 2007. These rents were significantly higher than open market levels; indeed, retail rents on Grafton Street alone fell by 22.7% in 2008. Coupled with a decline in consumer spending due to increased levels of unemployment, this led to many retailers being unable to keep their businesses afloat. Section 132 came into effect on February 28, 2010, ensuring that all rents subject to review would have the ability to increase, decrease or stay the same, commensurate with open market levels.


Additionally, the Government hoped that the legislation would encourage landlords to take a fairer and more co-operative approach to rent reviews.

Interestingly, Section 132 does not address how rent is to be calculated on review, merely allowing for it to go upwards or downwards based on a chosen criterion (usually the open market). Consequently, it applies only when a lease contains a provision for review, an element of parliamentary drafting that land law expert Prof. John Wylie

FEATURE

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THE VOLATILE BOOM AND BUST NATURE OF THE PROPERTY CYCLE HAS A CONSIDERABLE IMPACT ON THE VOLUME OF RENT REVIEW DISPUTES DURING A GIVEN YEAR.

contends may not have been entirely thought through, as there are several methods for review that arguably operate outside the scope of the legislation (e.g., landlord-only triggers).

With over a decade having now passed since this radical legislation was first enacted, no formal evaluation of the revised rent review process has been conducted by either the Government or academics. However, research conducted in TU Dublin in 2021 has shown that several issues have emerged in the intervening period, as identified in Table 1.

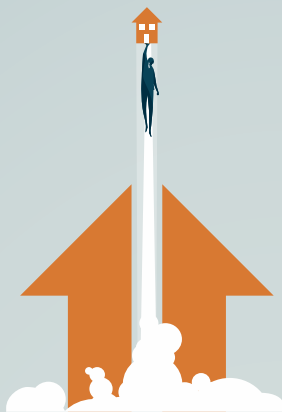
Table 1: Issues with the rent review process.

Problem	Reason
The two-tier market issue	The two-tier market that emerged following Section 132's introduction remains today and has an impact on both rent and capital valuations and yield choice, causing difficulties for valuers.
The landlord-only trigger issue	The use of these sophisticated clauses in leases by experienced landlord solicitors is resulting in tenants becoming trapped in UORR-like leases.
The arbitration process issue	With a panel of fewer than 35 arbitrators across the country, conflict of interest is a regular occurrence, meaning that those best suited for the appointment are often prohibited from acting.
The failure of the Commercial Leases Register (CLR) issue	Compliance levels by tenants are low and information that is uploaded is often incorrect, meaning that the CLR is not a reliable or verifiable source for comparable evidence.
The voluntary codes issue	Government-induced real estate voluntary codes are simply not being adopted by the sector – they have little or no direct influence over lease negotiations.
The lack of professional expertise issue	There is a knowledge gap between: (1) letting agents and solicitors; and, (2) rent review experts regarding the intrinsic workings of the rent review clause, which is resulting in problems only arising at the first rent review.

Long-term negative impact

The research found that although the introduction of Section 132 was largely successful, the two-tier market that emerged following its enactment is having a negative impact on property valuations over a decade later, and will continue to do so for at least a further ten years. It is also evident that the Commercial Leases Register (CLR) has failed in its primary objective of bringing transparency to the commercial rental market due to: (a) low levels of compliance; and, (b) the uploading of erroneous information by tenants. There do not appear to be any repercussions or consequences for tenants who fail to comply with their statutory obligations.

As such, the information currently uploaded to the CLR is inadequate, and tenants must rely entirely upon rent review experts to negotiate rent reviews on their behalf. Furthermore, such experts are reliant upon industry contacts and colleagues to obtain relevant comparable evidence, which serves to exclude tenants even further. The volatile boom and bust nature of the property cycle has a considerable impact on the volume of rent review disputes during a given year. As this will likely continue, it is vital that the CLR is working to an effective and satisfactory level to ensure the availability of transparent and verifiable comparable evidence at all times.



Arbitration

It can also be seen that although procedural aspects of the arbitration process are working well, the limited size of the panel of arbitrators means that conflicts of interest regularly arise, resulting in the most experienced arbitrators often being unable to

accept an appointment. In addition, the concerns raised by tenants at the outset of the campaign for the ban on UORRs, namely a lack of independence in the arbitration process and bias towards landlords, are largely perceived by tenants to still be in existence today. Although the Government has introduced a number of industry-related voluntary codes (for example, the 2010 Rent Review Arbitration Code), these have little or no direct influence over negotiations taking place in the commercial property market. As a result, such voluntary codes are seemingly meaningless; however, the Government is yet to carry out any analysis on their impact.

Landlord-only triggers

Landlord-only triggers in rent review clauses are common practice during commercial lease negotiations and are undoubtedly an attempt by landlords to undermine and circumvent Section 132. As a result, many tenants are left unable to avail of lower open market rents, as rent reviews are not being called for by landlords during periods of market dip.

Experience and research would suggest strongly that there is a lack of knowledge and understanding among both solicitors and letting agents of the workings of the rent review clause. This deficit in expertise is creating issues that do not arise until the first rent review of a lease (usually after five years). As solicitors and letting agents are rarely involved in rent review disputes, they are generally oblivious to the issues that arise as a direct result of their drafting and negotiations.

Although the Law Society provided solicitors with commentary on rent review clauses for the first time in over 20 years in February 2022, there was no collaboration with surveyors or rent review experts, and as such, the commentary is lacking in respect to certain valuation points, which should be considered by solicitors at the point of drafting. As a result, the Law Society has advised that both parties' valuers be involved in settling the text of the rent review clause, particularly in high-value leases, as it is generally the valuers who will be implementing the terms of the clause on review, and who have the experience of operating rent reviews in the market, the valuation impacts, and consequences of drafting.

Overall, the enactment of Section 132 was a step in the right direction towards addressing market imperfections, which emanated from the inflexible lease practices that were UORRs; however, flaws still remain in the rent review process. A logical first step would be the introduction of a short form of lease particulars – completed by the solicitor, and not the tenant – on the CLR, as is a statutory obligation in the UK.

The advertisement features the Glennon logo at the top, consisting of a green 'G' in a circle followed by the word 'Glennon' in green. Below the logo is a green rectangular box with white text that reads: 'Glennon have a number of specialist insurance solutions for Property Professionals in the following key areas:'. Underneath this box is a list of five insurance services, each preceded by a green checkmark: 'Professional Indemnity', 'Cyber Liability', 'Directors and Officers Liability', 'Office Insurance', and 'Exclusive Home & Motor Insurance for Chartered Surveyors & their spouses or partners'. At the bottom of the advertisement is another green rectangular box with white text that reads: 'Call Us On: 01 7075800 Or Email: business@glennons.ie'. Below this box, in smaller text, it says: 'Frank Glennon Limited, trading as "Glennon" and "Glennon Insurance", is regulated by the Central Bank of Ireland.'

EARNING AS YOU LEARN

AILEEN FLOOD TALKS ABOUT WORKING IN THE PROPERTY SECTOR WHILE STUDYING FOR THE HIGHER CERTIFICATE IN PROPERTY SERVICES AND FACILITIES MANAGEMENT RUN BY IT SLIGO.

Aileen Flood has always been interested in property. After completing a degree in politics and sociology at Trinity College Dublin, and taking some time out to travel, she started work with Smith Harrington in Navan, Co. Meath (close to her home in Kells) in May 2019. Aileen began in a reception and admin role, but quickly realised that this was the career for her: "I just fell in love with it. My main role is supporting the residential sales manager, helping her with brochures and advertising, and organising appointments. I also work with the residential manager on the letting side".

Taking the next step

The next step was to gain a formal qualification, and in September 2020 Aileen started the Higher Certificate in Property Services and Facilities Management run by IT Sligo in collaboration with the SCSi. This unique part-time course is completely online so that students can work while they study, an 'earn as you learn' approach that Aileen says has fantastic benefits: "Learning about doing things is very different from actually doing the work. You can see the progress straight away; I'm able to do things better than I was 18 months ago because I understand why I'm doing what I'm doing now".

The course also includes modules on work-based learning, where students link the theory directly to specific projects they're working on day to day. The two-year course involves four to five lectures

per week, as well as written assignments. It's a significant time commitment on top of a full-time job, but Aileen says she finds it very manageable. The fact that lectures are recorded, so can be accessed either live or at a later stage if work commitments get in the way, is very helpful: "If you're committed to it and you manage your time well, it's easy enough".

On completion of the course, students are eligible to apply for all four Property Services Regulatory Authority licences.

Support

Aileen has received great support from her colleagues at Smith Harrington: "I can talk to them about the course work. They've also been very good in terms of study leave, which makes a big difference. Without them I wouldn't have made it this far".

Another big advantage is the chance to get to know other people around Ireland who are doing the course (albeit virtually), and to build a network at this early stage of her career: "We have a group chat that every student can be part of. It's a great basis to have, getting to know them and knowing that in a year's time if I needed to call someone from college to ask them a question that I have that support network there".

Aileen is also delighted about the course's connection with the SCSi: "It's important that it's in conjunction with the industry, because you know that what you're learning is what you need to learn".

Aileen hopes to concentrate on the residential sales and management side of things once she qualifies and is looking forward to working in the full range of licensed services. She would encourage others to take the route to qualification she has taken: "It's something I would highly recommend. The way that the course is set up is great. I really can't fault it".



Aileen Flood works with Smith Harrington in Navan, Co. Meath, while studying for the Higher Certificate in Property Services and Facilities Management with Sligo IT.

SURVEYOR PROFILE

Ann-Marie Hardiman
Managing Editor, Think Media Ltd



IT'S MY PARTY

A REVIEW OF LEGISLATION OFFERS THE OPPORTUNITY TO AVOID FRACTIONOUS AND STRESSFUL DEVELOPMENT WORK DISPUTES NEAR LAND AND PROPERTY BOUNDARIES.

Surveyors are all too familiar with delays to development projects due to disputes between developers and adjoining property owners.

A proposed development, domestic or commercial, in proximity to a property boundary, can potentially become central to a dispute. Such developments can provoke reactions ranging from annoyance to outright confrontation leading to litigation.

The most legally fraught, time-consuming and potentially costly dispute is likely to arise when one or other side questions the location of the legal boundary between the properties and produces historic title documents and maps, some of which may be of uncertain provenance, to support their claims.

The Party Wall Act 1996

How can we avoid such scenarios? The good news is that we don't have to reinvent the wheel. The UK's Party Wall Act 1996 provides a process whereby potential disputes can be addressed and avoided before works commence. The Act, which applies to England

and Wales only, was enacted specifically to protect the legitimate interests of both parties. It states that a person or entity intending to carry out such work (the building owner) must serve a minimum of two months' notice on the adjoining owner. If written agreement is not received within 14 days, the Act provides for both parties to appoint an agreed surveyor who should act impartially, or for both parties to appoint their own surveyor or "relevant professional". The surveyor/s will then draft a document detailing the work to be done on or near the boundary line. All relevant aspects of the proposed work are addressed. This document is known as a 'Party Wall Award'. Under the 1996 Act, a building owner must have a Party Wall Award before commencing work unless the adjoining owner has given written agreement. The Act also provides for an appeal to the courts, within 14 days, against an Award. The Award does not necessarily have to resolve an issue of boundary location, which may not have been an issue before the development proposal. Rather, it seeks an agreement and provides for a way forward that is binding on both parties.

An Irish solution?

Sections 43 to 47 of the Land and Conveyancing Law Reform Act, 2009 – the relevant legislation concerning boundary proximity work – include useful and welcome provisions in relation to access to adjoining lands and properties for inspections and maintenance work in a wide range of circumstances. However, unlike the UK's Party Wall Act, it is not designed to provide for the avoidance of disputes. Following concerns relating to easements by prescription, the Government recently committed to a review of the 2009 Act. The opportunity is now there to amend the Act and include provisions like those in the UK Act. This would provide the State with comprehensive legislation to facilitate investigation, construction, and maintenance work on or close to the boundaries of neighbouring land and property. The introduction in Ireland of a statutory process similar to that of the UK would, I suggest, be of very significant benefit, and would foster a new, proactive approach to dealing with boundary, or boundary proximity, construction work, pre-empting many of the disputes and associated delays we so often see. The Government should grasp this opportunity.

THE LAST WORD

Patrick Shine
Former Manager, Land
Surveying and Legal
Mapping, Dublin City Council



PROPERTY IN THE IRISH TIMES

RESIDENTIAL PROPERTY

Residential Property

Stud farm returns with €11.5m

A 66-acre stud farm in the heart of the Wicklow Mountains has been put on the market for €11.5m. The property features a large stone house, a 100-year-old stable block, and a 100-year-old barn. The farm is surrounded by mature trees and has a beautiful view of the mountains.

66

Range of homes at

A range of homes is available at the new development. The homes are built to a high standard and offer a variety of features. The development is located in a prime location and offers a beautiful view of the mountains.

COMMERCIAL PROPERTY

Commercial Property

The Square Tallaght on offer for

A 22m sq ft commercial property is available for sale. The property is located in a prime location and offers a variety of features. The development is located in a prime location and offers a beautiful view of the mountains.

22m

Global Property Advisers

A range of homes is available at the new development. The homes are built to a high standard and offer a variety of features. The development is located in a prime location and offers a beautiful view of the mountains.

ART, ANTIQUES & COLLECTING

Paul Henry's original 'W'

A rare original 'W' by Paul Henry is available for sale. The artwork is a masterpiece of modernism and is a must-have for any collector. The artwork is a masterpiece of modernism and is a must-have for any collector.

ADAM'S

A range of homes is available at the new development. The homes are built to a high standard and offer a variety of features. The development is located in a prime location and offers a beautiful view of the mountains.

HOME & DESIGN

Home & Design

Ireland's Houses of the Year

A range of homes is available at the new development. The homes are built to a high standard and offer a variety of features. The development is located in a prime location and offers a beautiful view of the mountains.

YOUNG

A range of homes is available at the new development. The homes are built to a high standard and offer a variety of features. The development is located in a prime location and offers a beautiful view of the mountains.



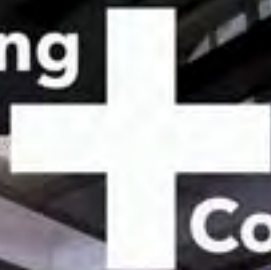
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