

# SURVEYORS JOURNAL

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**SCSI**

Chartered property,  
land and construction  
surveyors

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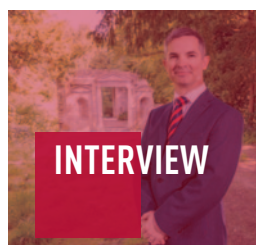
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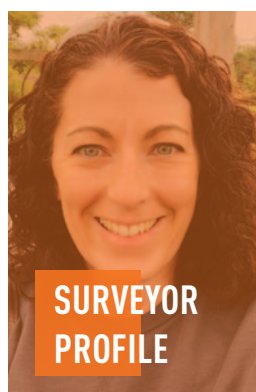
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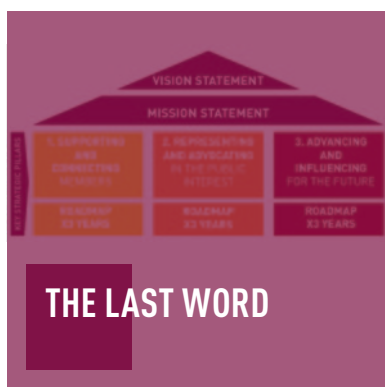
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### www.scsi.ie

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

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

# PROFESSIONALISM AND INTEGRITY

BUILDING ON OUR STRENGTHS, WHILE WORKING TO PROMOTE THE PROFESSION,  
ARE KEY GOALS FOR THE COMING YEAR.

**F**irstly, I would like to express my profound gratitude for the opportunity to serve as President of the SCSi. It is an immense honour to follow in the footsteps of the distinguished presidents who have preceded me, and I relish the opportunity to serve our over 6,800 members. I am genuinely excited to try and harness the collective strength and dedication of our SCSi members.

## Enhancing and promoting the profession

One of my key aims is to promote engagement with the Assessment of Professional Competence (APC) process. This process is vital for both candidates and senior surveyors, ensuring continuous professional development and keeping us updated with industry changes. It also fosters a strong professional network and is an excellent staff training and retention programme. I urge all members to actively participate in the APC process, and I will advocate for any changes that foster a fairer and more consistent experience for candidates, while protecting the professionalism and integrity of our profession.

Promoting our profession to school leavers is another critical focus. We need young people, both male and female, to view surveying as a viable and exciting career path filled with innovation and opportunities to impact the built environment positively. By showcasing our diversity, forward-thinking approach, and inclusive environment, we can attract the next generation. Our industry's future relies on these young talents who bring advanced digital skills, tech-savviness, and innovative

perspectives. I will be engaging with our education team to get out to secondary schools with some of our younger members to promote the surveying profession.

The building surveying profession has made significant strides over the 16 years I have been involved with the SCSi. However, the growth of our profession has been limited by the lack of graduates entering the industry. Recent postgraduate and master's courses have greatly assisted, but I will advocate for additional entry pathways, such as apprenticeships or new university programmes.

## Maintaining standards

Promoting adherence to building regulations will always be at the forefront of my mind. Having spent many years addressing legacy defects, I have seen first hand the pain and distress caused by non-compliance. While the role of the assigned certifier has brought about positive changes, adequately resourced and funded building control departments are essential.

The SCSi faces several challenges, including the effective allocation of our resources. Roadmap 2027 outlines our strategy for focusing these resources effectively. I am particularly pleased to see "in the public interest" included in our vision. Our commitment to the public interest, directed by an exceptional executive team and guided by the Board and Council, is something to be very proud of and I look forward to doing my utmost to implement Roadmap 2027.

In conclusion, it is a great honour to serve as President of the SCSi. I look forward to working with all of you to continue our journey of growth and improvement.



## PRESIDENT'S MESSAGE

Kevin Hollingsworth  
SCSi President





# BUILDING ON ACHIEVEMENTS

THE VOLUNTARY WORK OF MEMBERS, INCLUDING ON THE SURVEYORS JOURNAL EDITORIAL BOARD, IS ESSENTIAL TO THE SUCCESS OF THE SCSi.

In the 'Last word' on page 34 of this edition of the *Surveyors Journal*, Shirley Coulter, SCSi CEO, writes about the Society's new three-year Strategic Plan – Roadmap 2027. Launched at the recent AGM and building on the success of Roadmap 2024, the new plan renews focus on specific member services in support of practice. It is built around three pillars: Supporting and Connecting Members; Representing and Advocating in the Public Interest; and, Advancing and Influencing for the Future. Running until 2027, the plan will build upon achievements to date in increasing awareness and recognition of the expertise of surveyors.

I think all would agree that over recent years the Society has acquired a convincing reputation in the media for expertise and quality analysis, which has shaped policy and augmented discussions about some of the greatest problems facing a growing Ireland, not least in the case of housing policy. This reflects on all members of the Society and enhances their professional standing. Roadmap 2027 will continue to complement this. For a professional body, this endeavour requires much personal contribution from members active on committees and working groups, not least by participating in surveys and research projects. This is the voluntary work needed for the Society to continue to function at the highest level required of a well-regarded professional body. Members who have participated over the years will testify about how personally and professionally rewarding this is.

In this vein, I would like to invite members to consider joining the Editorial Board of the *Surveyors Journal*, where you could influence the content and help share knowledge about developments in the surveying profession. The editorial meetings are held online about six times a year, and the involvement is designed for the convenience of busy professionals. Please email Shirley ([shirley@scsi.ie](mailto:shirley@scsi.ie)) if you would like to get involved.

Congratulations to the new President, Kevin Hollingsworth, who says one of his key themes is to promote engagement with the APC process. This also requires a big contribution from members but all who participate find it a rewarding experience that reinforces the professional standing of surveyors.

## EDITORIAL

Tom Dunne  
Editor



## HOME RETROFITS IN IRELAND

The Sustainable Energy Authority of Ireland (SEAI) has been designated as the National Retrofit Delivery Body.

500,000

Number of homes to be retrofitted to BER B2/cost-optimal by 2030 under Climate Action Plan targets

€319.6m

Capital expenditure in 2023 (up 70% year on year)

67,400

Applications processed (up 35% year on year)

47,900

Home energy upgrades completed (up 76% year on year)

17,600

BER B2 upgrades (up 108% year on year)

Source: Sustainable Energy Authority of Ireland National Retrofit Plan Full Year Report 2023: <https://www.seai.ie/publications/SEAI-Retrofit-Full-Year-Report-2023.pdf>.

## GEOSPATIAL CONFERENCE 2024



Dr Finnian O'Cionnaith presenting at the 2024 Geospatial Conference.

This year's Geospatial Conference took place as we marked the bicentennial of mapping in Ireland, and it's been exciting to see how far the profession has come, as well as seeing what the future holds for data preservation and geospatial intelligence. Fifty-five attendees took part in this year's event, both in person and online. Special thanks to our exhibitors, KOREC Group, Levelling Equipment Services Ltd, and Carlson Software – it was a great opportunity for members to get some hands-on experience with these new products.



# Unlocking potential for a better built environment

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## LIONHEART CHARITY GOLF DAY



Congratulations to the winning team from Rogerson Reddan (from left): Keith Williams; Peter Walshe; Brenden Carstens; and, Ray Jordan.

Members from across the regions gathered at the 2024 LionHeart Charity Golf Day at the Glasson Golf Course in Westmeath. Congratulations to the winning team from Rogerson Reddan and thank you to all who took part and helped to raise vital funds for surveyors and their families.

### Supports and services for SCSi members and their families

We want to remind members of the many supports and services available through LionHeart, which helps Chartered



Surveyors – past and present – and their families. These supports and services include:

- back to work scheme: includes online help with your CV, and tips and guidance on how to get ready for interviews;
- counselling with professional counsellors can help you work through any issues in a safe and non-judgmental space – you can access this expert help quickly without waiting lists;
- retirement, whether it's talking to career consultants who can advise on self-employed or semi-retired plans, or speaking with a dedicated support officer to create a package of support tailored to your needs;
- wellness support can help you cope with stress and other issues – SCSi members have found LionHeart's confidential support officers helpful as they can guide you in finding a way forward;
- legal helpline offers you access through Law Express and their partners;
- grants are available for members and their families facing financial hardship due to illness, redundancy, or bereavement – let your family know they can reach out to LionHeart in case of financial need; and,
- coaching is available over the phone or via online video to help you navigate through changes in your work or home life.

You can contact LionHeart by calling 01-223 9446, or emailing [info@lionheart.org.uk](mailto:info@lionheart.org.uk). All queries are confidential, and nothing is kept on file.





OMEGA SURVEYING SERVICES ANNOUNCES KEY PROMOTIONS TO SUPPORT RAPID EXPANSION

# GOING FOR GROWTH



Omega Surveying Services, a leading Chartered Building Surveying firm, has announced the promotion to Associate Director with head of function responsibilities of Christopher Duffy, Stephen O'Callaghan, and Damian King. Lead by Managing Director Kevin Hollingsworth (this year's President of the SCSII), this strategic move is due to the firm's continued expansion and marks a pivotal moment in the company's 11-year journey.

The most recent acceleration of its operations has been a result of positioning itself as a trusted partner for owners' management companies (OMCs) in the Government Legacy Defects Scheme, helping to remediate structural defects to many apartments and duplexes built between 1991 – 2014.

With a decade of excellence under its belt, Omega Surveying Services stands at the forefront of the industry, consistently delivering cutting-edge solutions and expertise to its valued clients. A team of 12 dedicated surveying professionals is supported by efficient administration and accounts staff and the organisation prides itself on seamless operations and unparalleled service delivery. It is also part of Murphy Geospatial, a leading Irish geospatial surveying firm which has recently been acquired by global architecture, engineering and consulting firm, Woolpert. Kevin Hollingsworth said: *"We've been specialising in defect investigation, repair, maintenance, and extension of commercial, industrial, retail, and OMC properties since our inception, so playing a pivotal role in the Government Legacy Defects Scheme is a natural progression. We have a unique understanding of the Scheme and are advising multiple OMCs on this process. These new appointments will support our ongoing delivery, ensuring we are fully equipped to meet the diverse needs of our clients. Our meticulous attention to detail and unwavering dedication have earned us a reputation for reliability and quality in every project we undertake. This is an exciting next step for the organisation, alongside the support and backing from the wider team at Murphy Geospatial and now, Woolpert."*

## HEAD OF SALES AND PROMOTION



Christopher Duffy joined Omega as the company's first employee in 2014 and has progressed to Chartered Building Surveyor and qualified Fire Consultant while working with Omega Surveying Services. Christopher is assisted by a Chartered and Registered Surveyor.

In his new role Christopher will be responsible for all sales and promotion of the company.

## HEAD OF PEOPLE AND CULTURE



Stephen O'Callaghan joined Omega in 2016 following some years working in London and has progressed to Chartered Building Surveyor while at Omega Surveying Services. Stephen is assisted by a graduate and project surveyor. In his new role Stephen will be responsible for our internal APC training in addition to maintaining the exceptional team culture and dedicated focus on our clients.

## HEAD OF OPERATIONS



Damian King joined Omega Surveying Services in 2021 with a wealth of experience from a number of surveying practices. Damian is assisted by a Chartered Building Surveyor and a graduate. In his new role Damian will be responsible for internal management of job allocation and programming along with group financial reporting.



## REGIONAL CONNECTIONS CONFERENCES



John Callan from MyHome.ie addressing the Southern Regional Connections Conference.



Lisa O'Shea (left), Chair of the South-East Region Committee, and SCSi CEO Shirley Coulter.

It was fantastic to gather with members in Cork and Kilkenny for our Southern and South-East Regional Connections Conferences this spring. Thank you to all who took part and to our speakers for their insightful presentations. Our special thanks to MyHome.ie for supporting our regional conferences this spring.

## ENTER YOUR TEAM FOR THE 2024 NEXUS SOCCER TOURNAMENT



Join us on Friday, July 5, for the annual Nexus Soccer Tournament. The event will take place in Pembroke Hockey Club, Dublin 4.

Attendees are welcome to arrive from 5.00pm, with kick-off at 5.30pm sharp. A team consists of a maximum of 10 players and each team needs to have at least one female player. A BBQ and drinks vouchers will be included with each ticket. To register, go to <https://scsi.ie/product/scsi-nexus-soccer-tournament-2024/>.

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- TU502 MPhil
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APPLICATIONS CURRENTLY OPEN FOR SEPTEMBER 2024 INTAKE



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# OUR BRAND IS CHANGING

In 2021, Scollard Doyle merged with Cumming Group, bringing additional resources to support what has always been our top priority: being the most trusted team in the built environment. As part of the integration process between our two firms, we will begin operating as Cumming Group in July 2024.

Our people and approach aren't changing – we'll continue to offer the same agility and deep expertise that our longstanding clients have come to expect.



CUMMING  
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[cumming-group.com](https://cumming-group.com)  
BUILDING VALUE THROUGH EXPERTISE

## CONGRATULATIONS TO NEW SCSI FELLOWS

The Fellowship grade of SCSI membership represents a prestigious award that reflects the career achievements of a special group of property, land and construction professionals. Attaining the SCSI Fellowship is a true mark of distinction. Congratulations to the new fellows:



- Cormac Smyth FSCSI FRICS
- Miguel Fitzgerald FSCSI FRICS
- Neil Lowry FSCSI FRICS
- Sean Halpin FSCSI FRICS
- Paul Mooney FSCSI FRICS
- Declan Bagnall FSCSI FRICS
- Adrian Crowley FSCSI FRICS
- Jonathan Blennerhassett FSCSI FRICS

Congratulations on reaching this milestone and thank you for your service to the profession and to the SCSI. Visit the Fellowship page of our website to find out more about becoming a Fellow member of the SCSI and apply online.

## HELP INSPIRE THE NEXT GENERATION OF SURVEYORS



In the lead-up to the CAO Change of Mind deadline on July 1, we're promoting the wide range of wonderful careers in surveying.

Do you know a student trying to finalise their CAO Change of Mind course selection? Share our full list of accredited courses, or encourage students to book a free online or in-person career 1-2-1 chat with Ruth Comerford Morris via our Careers Help Desk.

Visit the help desk or contact Ruth on 087-905 4787, or via email at [ruth@scsi.ie](mailto:ruth@scsi.ie).

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# SCOLLARD DOYLE COMPLETES INTEGRATION WITH CUMMING GROUP

In August 2021, Scollard Doyle merged with Cumming Group, an international project management and cost consultancy with 2,000 team members across 50 offices worldwide. As the final step of the integration, Scollard Doyle will change its brand but keep the structure and team its clients are used to, and maintain individual strengths and local relationships. Scollard Doyle states that its synergies with Cumming Group, including integrating teams and accessing a wider pool of global expertise, have accelerated organic growth and created new opportunities in Ireland with major international clients. While Scollard Doyle has been operating as a Cumming Group company since the merger was announced in 2021, this final phase of integration will bring the firms together under a common identity, while retaining the same project teams and leadership.



From left: James O'Brien; David Bernie; Michael Scollard; Barry Doyle; Stephen Kilroy; David Johnston; and, Glenn Wall.

Barry Doyle, MD, Cumming Group Ireland, said: "The completion of the integration marks an important milestone as we scale to meet the demand from our clients. We

continue to pursue our shared vision to be the most trusted team in the built environment and are proud to now share the Cumming Group name".

## GIA BOLSTERS DUBLIN OFFICE TEAM



GIA has brought on board Nicola Harrison (left) as a new Senior Associate Director for its Dublin office. Nicola's expertise includes advising on technical due diligence for commercial property acquisitions and sales, overseeing development projects, contract administration, negotiating dilapidation

settlements, and providing asset management guidance.

Tony Grant, Director at GIA's Dublin office, commented on the appointment: "Despite 2023 being widely regarded as one of the toughest years for the industry since 2009/10, recent months have been incredibly dynamic. We're seeing significant trends and shifts that demand our attention, especially with a positive outlook projected for 2024 and beyond. While the investment market may be volatile, the consistent needs of landlords and tenants are paramount. It's more crucial than ever to devise effective commercial strategies. I'm thrilled that our team is growing, and I warmly welcome Nicola. Her experience will be invaluable to us".

Reflecting on her new role, Nicola shared: "I'm eager to embark on this new journey in my career and thrilled to join Tony and the GIA team. Exciting plans are underway for the company, and I'm excited to contribute my part".

Nicola is a dedicated advocate for diversity, equity, and inclusion (DEI), with a particular focus on fostering connections with STEM Women and other industry bodies.

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# FRAMING CPD

NOW IS A GOOD TIME TO THINK ABOUT WHAT CPD YOU STILL NEED TO COMPLETE FOR THIS YEAR.

**A**s we are just past the mid-point of the year, it is a useful milestone to pause and take stock. For SCSi members, it is a good opportunity to reflect on CPD completed to date and to plan for the remainder of the year, particularly as 2024 is the first year in which it is compulsory for members to undertake CPD in accordance with the SCSi Competency Framework for CPD.

This Framework provides a structure to support members to continue to build on the achievement of becoming Chartered by further enhancing their competencies throughout their career. The Framework also provides an opportunity to learn from fellow professionals by undertaking CPD in other areas of expertise. Crucially, it is also structured to ensure that SCSi members maintain compliance with RICS global requirements.

## Requirements

In summary, members are required to undertake a minimum of 20 hours of CPD per year, of which:

- a minimum of 10 hours must be formal, structured CPD, e.g., a lecture, webinar or e-learning;
- a maximum of 10 hours may be informal CPD, e.g., reading newspaper articles/the *Surveyors Journal*;
- a minimum of at least one hour of CPD must relate to ethics within every year; and,
- a minimum of at least one hour of CPD must relate to sustainability within each year.

When planning CPD, members should plan the following:

- 10 hours relating to core and/or optional competencies relating to members' professional designation or area(s) of expertise; and,
  - 10 hours relating to any of the below:
- mandatory competencies, including ethics;
  - CPD from other areas that may expand your knowledge and expertise, e.g., a Quantity Surveyor may benefit from devoting some time to CPD relating to Building Surveying or Geomatics Surveying; or,

- environmental, social and governance (ESG), or mentoring, supervising, counselling or assessing APC candidates, or other active voluntary activity within SCSi, e.g., membership of a Professional Group, committee or working group.

## Competencies

The above requirements mention competencies. Competency goes to the heart of what it means to be a professional. Competencies define the knowledge, skills, experience and competence required of Chartered Surveyors. The Framework outlines the competencies that members should consider when engaging in CPD. There are three groupings of competencies:

- mandatory;
- core; and,
- optional.

Mandatory competencies are a mix of the professional practice, interpersonal, business and management skills that are considered necessary for all surveyors. Core competencies reflect the primary skills required of all surveyors on a particular pathway. Optional competencies reflect the fact that not all surveyors will be operating in identical roles, and different specialisms and expertise may be required, depending on the role.

As the Framework relates directly to the APC competencies, it redefines how members should approach the planning and execution of CPD, assisting members in identifying and selecting CPD that is relevant to their professional learning needs and keeping APC competencies central to CPD. The flexibility of choice within the Framework acknowledges that individual competencies will have varying degrees of importance as the lifelong learning needs of members will evolve over time.

## NEWS FEATURE

James Lonergan  
SCSi Director  
of Education and CPD



Learn more about the CPD Framework at  
<https://scsi.ie/scsi-cpd-framework-2022/>.





# A PLANNING SYSTEM

DURING HIS TERM, NEW SCSi PRESIDENT KEVIN HOLLINGSWORTH HOPES TO PLANT SEEDS THAT WILL COME TO FRUITION IN THE YEARS TO COME.

**N**ew SCSi President Kevin Hollingsworth began his building surveying career in the UK before coming home to Ireland in 2008. Quite quickly, he noticed a difference in how the building surveying profession was perceived between the UK and Ireland. This led to a meeting that would define much of his professional and SCSi career: "In a short period working in Ireland, I quickly noticed that there was a significant difference in the respect for the building surveying profession in Ireland in comparison to the UK. I arranged a meeting with the then Director General of the SCSi, Ciara Murphy, to raise my concerns and ask her what she and the Society could do for me in the building surveying profession – a slightly selfish request. And I'd say that meeting was a key moment in my career, which has taken me to where I am today, not only in terms of the SCSi, but in terms of what I've been able to achieve with Omega Surveying Services, as they're both intrinsically linked".

Ciara diplomatically pointed out the best way for Kevin to help building surveying to obtain the recognition he felt it lacked was to get involved. So he did, and Kevin has been a stalwart SCSi member ever since. He started out with the SCSi's Building

Surveying Professional Group (which he would eventually Chair), and has been involved in many groups and committees since then.

Now he's taking on the biggest role in the Society, and is eager to bring his enthusiasm and engagement to it. He has been impressed with how the SCSi has developed into a respected organisation that is relied upon for unbiased and relevant information: "I'm genuinely proud of the contribution that I've been able to make in the SCSi over the years. But I'm not naive enough to believe that even as President, I will have a visible effect in the small period of time that I'm in the role. It's only going to be a year. I think what will happen over the year is that we'll see the seeds planted by the recent presidents and the executive over previous years coming to fruition. And I hope that the effort that I make over the next year will be felt for a number of years".

## INTERVIEW

Colm Quinn  
Senior Journalist,  
Think Media Ltd



### Aims

Kevin has some key aims for his time as President. The first is the promotion of the APC, which he believes is a positive process for both candidates and assessors. Another aim is

**IN A SHORT PERIOD WORKING IN IRELAND, I QUICKLY NOTICED THAT THERE WAS A SIGNIFICANT DIFFERENCE IN THE RESPECT FOR THE BUILDING SURVEYING PROFESSION IN IRELAND IN COMPARISON TO THE UK.**



the promotion of the building surveying profession: "It has progressed over the last 15 years, primarily by the profession's inclusion as a competent profession under the Building Control Act. But the profession has been constrained by only having one degree course in the country, in Dundalk Institute of Technology (DkIT)".

The recent introduction of postgraduate and master's courses in building surveying have increased numbers working in the area, but Kevin would like to see another route to entry, be that an apprenticeship-type scheme or another level 8 course somewhere in the State. Finally, he wants to promote the need to adhere to Building Regulations: "I spent the last 15 years fixing legacy defects caused by a lack of compliance with building regulations. I've seen the personal pain and distress caused to the owners and occupants of those homes that are defective. Although the role of the assigned certifier has brought about a sea change in terms of compliance, I'm still a firm believer that adequately resourced and funded building control departments throughout all of the local authorities are fundamental to achieving safe buildings".

Kevin has been involved in identifying and correcting defective buildings for a long time, and it would be hard to find someone in the country who knows more about the issues at hand. He initially started repairing them for

NAMA. It then became apparent that private owners were facing massive bills to fix their properties through no fault of their own: "I just found this manifestly unfair. In about 2016, I approached the Building Surveying Committee to establish if any other members were experiencing the same. It came back that all were to some degree or other. We got together and wrote a report called Defects in our Built Environment, still on the SCSi website, which called on the Government to investigate the issue, which we believed was widespread, and to set up a fund to assist homeowners affected. This was in early 2017 prior to Grenfell. Then obviously that tragedy happened, and that changed everyone's perception of the risk caused by defective buildings".

Kevin gave evidence at the Oireachtas on the issue, and later sat on a working group that wrote the Defects in Apartments report, which confirmed via detailed research that the problem was widespread and particularly costly. It was estimated that €3bn would be required to fix all the issues: "Following on from that, I sat on the Code of Practice Working Group, which wrote the Code of Practice to direct consultants and fire officers on how to analyse and fix legacy defects. Presently, the Government has opened applications for an interim scheme. It's my hope that remedial works will start to properties very soon. I hope that the main scheme that requires primary

legislation will follow quite soon so that these homeowners, who as I said are affected through no fault of their own, can get their properties made safe. I'm personally very proud of the part the SCSi and I have played in this process".

#### **Building a career**

Kevin's building surveying journey started out with a construction technology course in DkIT. After completing this, he transferred to the second year of a building surveying degree in John Moores University in Liverpool: "That gave me an opportunity to take a year out and work in a surveying practice and get a half year of my APC done, which was great. After that, I travelled for a year around the world – Asia, Australasia, South America – and then went back to Liverpool and worked there for eight years".

Kevin got his Chartered status in the UK. In 2008, he moved back to Ireland when the construction industry and society as a whole obviously weren't in great shape. He started working in McGovern Surveyors and while it was a challenging time, he says: "The work that I was doing and the environment I was in was very professionally enriching, but in the wider economy and the country as a whole, the period was a real introduction to how hard and unforgiving life can be and the pressures it can bring".



This didn't deter him from taking chances though and in 2013, Kevin struck out on his own and founded Omega Surveying Services. He fulfilled every function when the company was getting on its feet: "It was a brilliant but daunting time, being responsible for everything. And in 2014, we took on our first employee under the much maligned JobBridge programme. But that was brilliant for us starting off. And Christopher Duffy, who was that JobBridge candidate, is still with us and one of our associate directors now, and absolutely key to the business".

In around 2018, the company got busy to the point that Kevin had to stop doing day-to-day surveying work, something that he misses: "That was a bit upsetting because I loved the building surveying work, the investigation of defects, and managing the procurement and the contractors to fix the issues". Omega was acquired by Murphy Geospatial in 2020, and Murphy has in turn been bought by American company Woolpert.

### A defining crisis

The SCSi recently completed its Roadmap 2027, which will guide where the organisation goes and what it focuses on over the next three years. The country is still in the grips of the housing crisis and Kevin says we need figure out ways to deliver more and more affordable houses: "From going through that Roadmap 2027 consultation process, one thing that came through really clearly from our membership who are on the frontline is the need for a functioning and adequate planning system so that the construction industry can deliver the housing that the country so desperately needs".

Kevin also notes things that could be done, such as a reduction in soft costs, such as reducing capital gains tax from 33% to 8% on development land specifically used for new housing. Another worthy tool to implement would be a land price register, similar to the Property Price Register, which

Kevin says would improve transparency, and support evidence-based decision-making, and fairness in land transactions.

One piece of advice Kevin has for surveyors is to engage with the APC process: "This is regardless of whether you're a junior or a senior surveyor. The benefits for junior surveyors are obvious – becoming professional and getting chartered. But the benefits for the senior, more experienced surveyors are much less known. It covers your CPD. It keeps you up to date on what is happening in the industry. It offers great networking with colleagues and gives you a recruiting tool for graduates. And most importantly, commitment to a worthwhile and robust training regime, such as the APC, produces competent and professional surveyors and colleagues. So the benefits are endless".

Another thing Kevin says is helpful is to keep an eye on the future and invest time and money in new technology: "Whether it's looking into software for automation of processes or how AI can help. We've had a lot of surveying software in place for the last few years, and it's revolutionised our business. And we're just starting on our own path with AI, exploring with a consultant how it can assist us".

Kevin also talks about his journey with Omega Surveying Services, which has been very rewarding: "Starting 14 years ago in the box room when the baby moved out to where I am now with 15 surveyors in total in the company. You're recruiting, you're training, you're doing your utmost to retain staff. I'm forever grateful for the loyalty and friendship that the people that I've worked with over the years have given me. Doing anything out of your comfort zone, like this interview or the presidency as a whole, sometimes it's filled with anxiety and self-doubt. It's about not letting those things get on top of you. You try to rationalise those feelings as a mechanism to prepare for the worst so that whenever whatever happens, it's never as bad because you've already run through the scenarios".



### Squashing the competition

Kevin believes in the value of collaboration in work, but outside of it he is a keen competitor. He plays squash for Sutton Lawn Tennis Club: "We won a league and cup double this year, which was great to achieve". He also enjoys golf and when he was younger, he says he was an adrenaline junkie, and once did nine bungee jumps in one day: "As a kid, all I wanted to be was a race car driver, and I got a chance to compete in Mondello for half a season. It was very expensive. It's a great sport. I'm from a working class family, so we all had to hassle everyone and anyone we knew to get sponsorship. It was a great experience. The money didn't last too long, but last year, I got to fulfil a lifelong dream of driving a Formula One car, a Jordan Formula One car over in the UK, which was an amazing experience".

To Kevin, there's nothing more important than his wife and three kids: "They're amazing. I just have so much fun with them".

He sees similarities in raising children and in guiding graduates who come into his firm: "It's so funny when they shoot past you, when there's nothing more you can teach them on a certain thing. My 15-year-old son has only been playing golf now for three years, and he's just a superior player".

When Kevin was a graduate going through the APC, the commitment of two older surveyors to helping and developing him allowed him to develop skills he says he probably inherently had but didn't know about at the time: "I'm not saying necessarily that I view graduates or colleagues the same as my children, but there are more similarities in terms of the effort you put in with regards to the respect and commitment that you get back".

# IT'S NOT EASY BEING GREEN

HOW CAN SURVEYORS PROTECT THEMSELVES AND THEIR CLIENTS FROM GREENWASHING?

**G**reenwashing is a topic that we're now hearing more and more about. This is hugely important if you are providing advice to a client, or indeed choosing a service provider for your client.

The EU defines greenwashing as "the practice of making unclear or not well-substantiated environmental claims". There are a myriad of certifications and reporting options out there, some of which are mandatory. However, there is a lack of standardisation and verification and, as a result, it can be easy to disguise true performance. It is important that any claims being made about a building or product are meaningful and accurate. There may be no intention to mislead or to disguise performance; however, the concept of greenwashing is a significant risk from a reputational perspective and potentially financially also.

## Getting into the reporting space

For many companies there are mandatory reporting requirements (such as the Sustainable Finance Disclosure Regulation (SFDR), EU Taxonomy, and the Corporate Sustainability Reporting Directive (CSRD)), and some may have chosen to 'opt in' to some type of reporting. An often-used phrase in the sustainability world is 'what gets measured gets managed', so it is a great start to figure out what you can measure. Formal reporting forces you into that process and can be very beneficial. However, many companies and individuals are not in the reporting space and may be struggling and at

THE EU DEFINES  
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risk of making the wrong decisions. The benefit of reporting is that it 'puts manners' on an organisation in terms of capturing data and placing sustainability and environmental, social and governance (ESG) issues front and centre. The end game is ideally that by measuring and monitoring, we become more aware and conscious of what we are doing and so the right choices become second nature to us all, but we are a long way off that at this stage.

## Choosing an advisor

As Chartered Surveyors, we understand the benefit of professional advice, and therefore I'd strongly recommend you take your own advice and seek help from a trusted advisor if you are unsure. In terms of the advice we as Chartered Surveyors give clients, if you cannot put yourself in the 'trusted advisor' category, then don't give advice. If you want to upskill there are (not surprisingly) lots of options.

If you are looking to choose an advisor, service provider or product, how can you protect yourself (and potentially your client) from the risk of greenwashing? The first thing is to choose wisely. Personal recommendations are good so long as they are from someone you can trust! It's also very important to do your own research. Check their track record. What experience do they have? Do they have qualifications from recognised/reputable places? If it's a product you are dealing with, ask questions about the green credentials. Check the certifications provided. Are they genuine? In a building context, certifications like LEED and WELL have rigorous standards and

## FEATURE

Johanna Gill  
Head of Real Estate  
TMF Fund Management  
(Ireland) Limited







independent third-party verification processes. For products and services, there are standards such as ISO 14001, Fair Trade and Forest Stewardship Council.

#### Checking claims

It is important to seek tangible evidence for green credentials. Be very cautious of vague claims and lots of buzzwords! Be sure to ask for clarification on any ambiguous or misleading claims.

There is an EU Directive aimed specifically at the scrutiny of 'green' claims: The Green Claims Directive. This came into force on March 26, 2024, and member states have 24 months to implement its regulations. The Directive puts additional compliance obligations on companies. Certain misleading practices will be banned by 2026. For example, generic terms like 'environmentally friendly', 'eco' or 'biodegradable' will not be allowed on products without detailed proof of recognised excellent environmental performance. Green claims should be clear and unambiguous, and should be substantiated. As a result of the Directive, there are requirements for corroboration of claims to be included.

In the context of the built environment, in order to assess green credentials we do need

to look at the full life cycle of the building. The RICS has recently published its 'Whole Life Carbon Assessment Standard (2nd edition)'. It is the intention that this will become the world-leading standard for consistent and accurate carbon measurement in the built environment.

#### Be wary of unrealistic pricing

Unfortunately it is a fact of life that sustainability does come at a cost and if a product or a service you are considering seems unrealistically low for what it is claiming, then you need to scrutinise it in more detail. Ask questions, and ask for evidence to support the claims.

#### Check in

As we should with our electricity and broadband provider, do an audit regularly to make sure you remain satisfied.

#### Be knowledgeable

Educate yourself on an ongoing basis – this landscape is changing. Try to keep on top of the evolving practices, legislation and requirements. There are more regulations coming down the tracks that will impact on a wider range of businesses and professionals, for example, the EU Energy Performance of

Buildings Directive, which is aimed at achieving a zero emission building stock by 2050. It is important to be aware of changes and keep up to speed. The SCSi has a range of CPD and resources to help in this regard.

#### Conclusion

In summary, if you want to avoid greenwashing, be aware of the risks, seek advice and review regularly. Arm yourself with the detail in order to be able to make an informed decision, whether it's choosing an advisor or a product. And (obviously!) make sure you are not making inappropriate, vague claims yourself.

If you are interested in improving your knowledge of sustainability, then a good place to start is the SCSi website, where there is a full section on sustainability to help you on your journey (<https://scsi.ie/sustainable-practice/>). The 'Surveyors Declare Sustainability Resource Guide' is a particularly useful, easily digestible document that includes details on how surveyors can start on their sustainability journey, and details on green certifications and the various sustainability drivers (European Green Deal, EU Taxonomy, etc.). There's also a list of acronyms explained, a glossary, and lots more (<https://scsi.ie/surveyors-declare-sustainability-resource-guide/>).

# FUNDING SOCIAL

APPROVED HOUSING BODIES SUCH AS CLÚID HOUSING FINANCE THE PROVISION AND MAINTENANCE OF HOMES THROUGH A VARIETY OF FUNDING MECHANISMS.

**A**pproved housing bodies (AHBs) own or manage more than 61,500 homes in Ireland. Housing for All, the Government's housing plan, has tasked AHBs with delivering 43% of all social homes during the lifetime of the plan. Last year, AHBs had a record year, delivering 5,924 social homes and 286 cost rental homes, equating to 47% of all social homes and 30% of all cost rental homes delivered. Clúid alone delivered 1,085 new homes in 2023, and as of May this year has delivered 465 of our 2024 target of 1,200 homes. In order to deliver and manage this number of homes, AHBs need to exercise good governance and planning, and careful decision-making.

## Funding housing provision

All of our new social housing delivery is 100% debt funded. Most of Clúid's social homes are funded via the Capital Advance Leasing Facility (CALF) arrangement. Under the CALF, up to 30% of the cost of a housing project is provided via a loan from the local authority where the housing is being provided. The balance is provided via a private finance loan, usually with support from the Housing Finance Agency (HFA), which accesses finance on the national and international markets.

**LAST YEAR, AHBS HAD A RECORD YEAR, DELIVERING 5,924 SOCIAL HOMES AND 286 COST RENTAL HOMES, EQUATING TO 47% OF ALL SOCIAL HOMES AND 30% OF ALL COST RENTAL HOMES DELIVERED.**

These loans are repaid, and the maintenance of the homes covered, by a combination of a Payment and Availability (P&A) agreement and the rent paid by residents. The P&A agreement is the contract that forms the basis of the lease arrangement between the local authority and the AHB for the home. The local authority pays an agreed amount to the AHB for the use of the home as social housing, and nominates residents from its housing list to occupy the property. The local authority also sets the rent for the resident according to its rent policy.

Local authorities typically employ a differential rent policy – this means that rents are based on the income of the household. If the household's income goes up the rent will increase, and if the household's income goes down, the rent will decrease. The exact amount of rent varies across local authorities. Once a year, Clúid conducts a rent assessment of all our residents to ensure that they are paying the correct amount. However, if a resident's situation changes during the year (e.g., a member of the household moves out, or their income changes) they can inform our Customer Contact Centre and their rent amount can be changed.

Homes for groups designated as 'priority' by the Government – including people leaving homelessness, elderly people, and those with disabilities – can also be funded via the Capital Assistance Scheme (CAS). In the case of the CAS, the local authority where the homes are located provides a grant to the AHB to cover the cost of providing the homes. This grant is not repayable provided that the accommodation continues to be let to eligible residents and is properly maintained. All lettings must be made to people who are on the local authority's housing waiting list. Last year, AHBs used CAS funding to provide 634 homes.

## FEATURE

**Eibhlin O'Connor**  
Chief Commercial Officer,  
Clúid Housing



### Cost rental

Cost rental homes are financed via the Cost Rental Equity Loan (CREL). Cost rental is a new type of tenure in Ireland where the rent is set according to the cost of building, managing, and maintaining the homes. Cost rental was designed for people whose income is above the threshold for housing support, such as Housing Assistance Payment (HAP) or social housing, but who are struggling to access housing on the open market, as the rents must be at least 25% below the market rate. Clúid was proud to deliver the first ever cost rental homes in Ireland in Balbriggan in 2021. The CREL funding model was updated in the summer of 2023 to make delivery of cost rental homes more viable for AHBs. Under the new model, AHBs can access up to 35% of the cost of delivering these homes in loans from the Government, as well as up to 20% of the value of the homes as a State equity investment. The balance of the costs can then be borrowed from the HFA or financed privately.

### Time for amendment

The Housing Alliance, a group of the seven largest AHBs in Ireland who deliver the vast majority of new homes, has been working with the Government to amend the current funding models for social housing. As the current models are 100% debt funded, AHBs risk having to slow down housing delivery if their debt-to-asset ratio becomes too great. The Housing Alliance is proposing that the funding model be changed to include a percentage of grant funding, in addition to the debt funding.

### Maintenance and shared spaces

CALF, CAS and CREL are capital funding arrangements that only cover the cost of delivering homes. Flooring, blinds and furniture must be paid for by the residents (except in cost rental, where flooring and blinds are included) or by the AHB through alternative funding sources, for example through donations from the public or other fundraising. Capital funding does not cover community spaces and amenities, or any initiatives to support residents and local communities. Clúid finances things like community

centres, neighbourhood gardens and playgrounds, further education support, health and well-being initiatives, and community integration projects using any surplus and our own reserves.

Once delivered, AHBs need to carefully plan how to maintain their homes throughout their lifetime. Cyclical planned upgrades, such as replacing kitchens, bathrooms, heating systems, windows and lifts, and renovating properties once they become vacant, are covered by a combination of the P&A payment and the AHB's reserves. These reserves must also be used to cover unexpected repairs following incidents like flood or fire damage, and to remedy building defects, such as fire safety issues, structural defects, and water ingress. Smaller AHBs, in particular, may struggle to finance upgrades and retrofitting. The Irish Council for Social Housing, the representative body for the sector, runs a Collaboration Programme, which facilitate smaller AHBs to merge with other AHBs to address the viability issue.

The mission of AHBs like Clúid is to assist those in housing need by providing secure, high-quality homes for generations to come. In order to achieve this, we are committed to sustainable buildings, communities and financial practices.



# BUILDING CLIMATE LAW

WITH RISING NUMBERS OF LEGAL CASES RELATING TO CLIMATE CHANGE, SURVEYORS MUST BE AWARE OF THEIR AND THEIR CLIENTS' OBLIGATIONS UNDER CLIMATE LEGISLATION.

**A**s global temperature rises exceeded 1.5°C between February 2023 and January 2024, and carbon dioxide levels were higher than any time in the last 800,000 years,<sup>1</sup> so too has there been an increase in the legal battles between polluters, climate laggards, climate activists and third parties with an interest in the outcome of legal disputes relating to climate change.

The EU identifies buildings as a priority in the drive to decarbonise human activity. Buildings account for 40% of the final energy consumption and 36% of energy-related greenhouse gas emissions in the EU. Some 75% of buildings are energy inefficient, and 85% to 95% of today's buildings will still be standing in 2050.<sup>2</sup>

## Climate legislation in Ireland

In Ireland alone there have been approximately 3,285 pieces of national and international legislation affecting the natural and built environment enacted since 1933.<sup>3</sup> This legislation covers everything from access to information, planning legislation, the built environment, emissions, waste and waste management, to water, flora and fauna, fisheries, air quality, noise pollution, solvents, genetically modified organisms (GMO), sea protection and maritime law, radiation, forestry, compliance, and health and safety legislation, to name but a few.

The last edition of this publication<sup>4</sup> contained two articles on significant pieces of environmental legislation affecting the built environment, including the Wildlife (Amendment) Act 2023,<sup>5</sup> which prioritises biodiversity and protection of the natural environment, and the Energy Performance of Buildings Directive (EU Directive 2024/1275).<sup>6</sup> The 'Fit for 55' package envisaged by this Directive sets down new obligations for minimum energy performance standards for non-residential buildings, progressive renovation of residential buildings, phasing out of fossil fuel boilers, scaling up of solar energy, sustainable mobility development, smart readiness and data exchange, technical building systems, renovation passports, and life cycle global warming potential (GWP), along with the development of the definitions of zero-emission building and nearly zero-emission building. All surveyors will need to know what is required of them and of their clients to meet these climate

change obligations, if for no other reason than the fact that legal disputes could potentially be avoided or mitigated by the work and advice of property professionals based on their expertise.

## Irish climate cases

In another previous article,<sup>7</sup> reference was made to the ongoing legal dispute between Friends of the Irish



## FEATURE

Barra McCabe  
BL MSCSI MRICS





Environment (FIE) and the Irish State over the Government's 2017 National Mitigation Plan. Ultimately, FIE was successful in that dispute when the Supreme Court quashed the Government's 2017 National Climate Mitigation Plan, because it did not give enough detail on the reduction of greenhouse gases.<sup>8</sup> Another notable recent Irish climate change case was *Costello v Government of Ireland*,<sup>9</sup> where Patrick Costello TD challenged the entry of Ireland into the Comprehensive Economic and Trade Agreement (CETA) between Canada and members of the EU. Costello successfully argued that the investment courts system proposed under CETA as a method of resolving business disputes was a major threat to Ireland's sovereignty and that CETA was unconstitutional. This was because the investment court system would permit Canadian businesses to sue the Irish State if the State impeded their profits, such as with the enactment of environmental laws. The Supreme Court found that current Irish law prohibited the ratification of CETA. Another notable case involved the €600m ring road around Galway, which resulted in the scrapping of planning permission for an 18km project to ease chronic traffic congestion in Galway City. In this case, An Bord Pleanála conceded in judicial review proceedings after admitting to not having taken the Climate Action Plan 2021 into account.<sup>10</sup>



## Corporate climate law

Successful litigation against governments has planted the seeds for lawsuits against corporations. In 2021, a Dutch court ruled that Shell must cut its CO<sub>2</sub> emissions by 45% compared to 2019 levels, a decision that Shell is appealing. Beyond the fossil fuel industry, an Indonesian island threatened by rising sea levels started legal action against a Swiss cement producer. Earlier this year, a European dairy company was banned from using the phrase "net zero climate footprint" when marketing its products in Sweden after a court ruled that it had misled consumers. An Australian airline company was also required by a court to post a message on its website's homepage and social media, saying that it had misled the public with adverts offering CO<sub>2</sub>-neutral flights.<sup>11</sup> As well as seeking to hold polluters accountable, the aim of litigation is to shift wider corporate behaviour. While there is no published research yet investigating the long-term impacts of climate litigation on corporate value, even modest share price drops are important for investors, banks and companies because of the financial and reputational costs. Climate litigation in Europe has been one factor driving the development of new corporate sustainability laws and it is expected that this will be a recurring theme in annual reporting as companies around the world become subject to stricter disclosure rules.<sup>12</sup>

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# THE FUTURE OF FARMING

INSIGHTS FROM THE LATEST SCSi/TEAGASC LAND MARKET REVIEW & OUTLOOK SHOW OPTIMISM AND CHALLENGES FOR THE FARMING SECTOR.

**T**he inclement weather over the past nine months, high input costs, and low farm gate prices resulted in significant challenges for food producers across the country. Despite the challenges, there is a lot more optimism within the agricultural sector over the short term, with prices for certain farm produce set to rise. Ireland exports most of its agricultural products with a value of around €19bn per year, accounting for approximately 9% of total exports. Dairy and beef exports make up just over half of agri-food exports, with the UK, US and Netherlands the top three main export destinations. Conversely, agri-food imports are around €12bn per year, with the UK, Netherlands and Germany the main import countries. Ireland's agricultural sector competes on a global stage, with input and output prices influenced significantly by global events such as weather, geopolitical matters, policy changes and prevalence of animal/crop diseases, to name but a few. Agriculture commodity prices can therefore be quite volatile; however, some income stability is provided with the Basic Income Support for Sustainability Scheme (BISS) and other Pillar 2 Common Agricultural Policy financial supports, which can account for approximately 50% of farming incomes.

## SCSi/Teagasc report

The SCSi/Teagasc Agricultural Land Market Review & Outlook report tracks the economic performance of farming, and in April we published our 11th annual edition. The latest report highlights that in 2023, output prices decreased sharply for milk and cereals, with some declines in lamb prices observed. Cattle prices were moderately higher in 2023 relative to 2022. Input prices decreased over the course of 2023, including feed, fertiliser, fuel, and some other inputs. Developments on the output side in 2024 are anticipated to be mainly positive for the livestock sector but to remain negative for the cereals sector.

The performance of the agricultural sector somewhat influences the land sales market, but there is a stronger correlation identifiable between farming profitability and the land rental market. Despite higher input costs and a squeeze in net margins, national average land values increased by

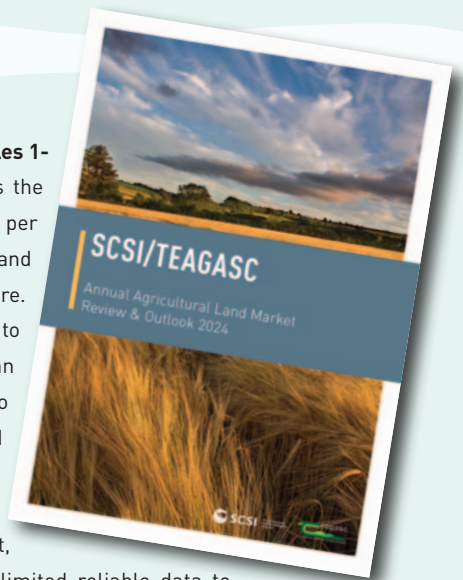
11% to €9,300 per acre (Tables 1-3). Poor quality land across the country averages €6,300 per acre, with good quality land averaging €12,300 per acre. National values are expected to rise again in 2024 by an average of 6%, mainly due to the low volume of land coming to the market.

There are many reports on the agricultural land market, but unfortunately there is limited reliable data to analyse actual transaction data with wider economic and policy influences on the demand and supply of land. It is therefore valuable that our report, which is informed by SCSi auctioneers and valuers across the country, continues to be produced.

## Price changes

The greatest price changes occurred in the land rental market, with average rents increasing by as much as 16% (23% in Munster). The report is inconclusive as to the reasons for this change. One possible impact identified is related to Nitrates Regulation changes, which further restrict the level of nitrates applied to land in efforts to improve water quality. This regulation has a greater impact on dairy farms, as dairy farming is the most intensive farming compared to sheep, tillage and cattle rearing. Dairying is most prevalent in Munster and this may in part explain such rises in rental land for grazing/silage.

One of the biggest concerns of the agricultural sector is the need to reduce pollution levels and emissions. One of the key questions for interested parties including media, politicians, landowners and farmers, is: what is the future of farming in the context of climate change and the targets set for the agricultural sector to reduce emissions and increase biodiversity? As there is an intrinsic link between climate policy and food, as noted in COP 28, it is crucial that this link sits within a broader political context of food systems being a catalyst for achieving sustainable development goals.



## FEATURE

Edward McAuley  
Director of Practice  
and Policy, SCSi



The work of Teagasc and other researchers to identify measures for combatting climate change with innovation is positive, with new approaches being progressed such as the promotion of multispecies grass crops that naturally fix nitrogen levels, low-emission slurry spreading technology, improved cattle/cow diets to reduce methane emissions, and further investment in the National Agricultural Soil Carbon Observatory and the soil sampling scheme. All of these are positive steps to meet targets. But the question remains: is this progress enough to reduce emissions by between 22% and 30% by 2030? Time will tell.

### Need for diversification

Farming always has strong links with the need to diversify, a trait farmers typically demonstrate at varying levels. This year's special feature in the report focused on the utilisation of land for renewable energy installations, including anaerobic digestion plants and solar farms. Ireland, in alignment with global trends, has committed to sourcing 80% of its energy from renewable energy sources such as solar power. This necessitates a significant allocation of land for the installation of infrastructure dedicated to energy generation, storage, and integration into the grid. This market push towards suitable available land presents a distinctive opportunity for farmers who possess such land. They can potentially benefit from alternative income streams, due to their ability to rent or sell the land to developers responsible for delivering this infrastructure, while potentially coexisting with traditional agricultural practices. One message was very clear at the presentation on this topic at the SCSi Property and Land Insights Conference – the need for professional valuation and legal advice during negotiations is key to ensure that the future of the farm and income streams from such installations are maximised. The future of farming in Ireland is bright as there are strong markets both domestically and internationally for its high-quality produce.

**TABLE 1: LAND VALUES IN LEINSTER (2023 AVERAGE PER ACRE).**

	Less than 50 acres		Between 50 and 100 acres		Over 100 acres	
	Poor quality	Good quality	Poor quality	Good quality	Poor quality	Good quality
Louth	€9,333	€14,500	€9,813	€14,500	€10,500	€14,333
Meath	€9,247	€16,225	€8,537	€15,550	€9,048	€14,781
Wicklow	€8,167	€14,833	€5,750	€14,333	€6,833	€14,000
Wexford	€8,800	€15,200	€8,125	€14,200	€8,375	€13,900
Kildare	€9,600	€16,400	€9,150	€16,417	€11,217	€15,933
Carlow	€8,625	€15,750	€7,875	€16,250	€7,500	€14,750
Kilkenny	€8,667	€15,333	€8,375	€15,167	€7,500	€14,833
Laois	€8,000	€13,786	€7,143	€13,333	€7,083	€14,000
Offaly	€6,750	€11,750	€6,083	€11,875	€6,300	€11,333
Westmeath	€7,458	€13,786	€7,750	€13,600	€7,000	€13,750
Longford	€6,583	€12,500	€6,188	€11,625	€5,375	€12,000

Source: SCSi land market survey.

**TABLE 2: LAND VALUES IN MUNSTER (2023 AVERAGE PER ACRE).**

	Less than 50 acres		Between 50 and 100 acres		Over 100 acres	
	Poor quality	Good quality	Poor quality	Good quality	Poor quality	Good quality
Waterford	€7,000	€20,000	€6,667	€17,833	€7,000	€13,333
Cork	€7,000	€15,667	€7,325	€16,333	€7,500	€13,000
Kerry	€6,000	€13,417	€6,708	€12,583	€5,250	€11,917
Tipperary	€7,600	€17,539	€7,280	€17,774	€5,875	€15,375
Limerick	€5,667	€12,917	€5,375	€12,583	€4,833	€12,917
Clare	€5,375	€9,500	€5,875	€10,500	€4,333	€9,500

Source: SCSi land market survey.

**TABLE 3: LAND VALUES IN CONNACHT/ULSTER (2023 AVERAGE PER ACRE).**

	Less than 50 acres		Between 50 and 100 acres		Over 100 acres	
	Poor quality	Good quality	Poor quality	Good quality	Poor quality	Good quality
Galway	€5,333	€9,333	€3,933	€10,000	€3,200	€8,667
Leitrim	€4,000	€7,978	€3,688	€5,550	€3,417	€4,089
Cavan	€6,000	€11,000	€6,000	€10,000	€6,000	€10,000
Monaghan	€7,750	€11,000	€7,250	€9,500	€7,000	€9,250
Mayo	€3,833	€10,850	€3,333	€8,333	€2,733	€4,333
Roscommon	€4,333	€9,200	€4,067	€7,900	€3,000	€3,583
Sligo	€4,450	€9,325	€4,360	€8,083	€4,500	€8,333
Donegal	€5,000	€13,400	€4,340	€9,166	€3,750	€8,167

Source: SCSi land market survey.

The revised Common Agricultural Policy aims to support these ongoing standards to provide a fairer and more sustainable future for agriculture, with an emphasis on supporting small farmers and biodiversity. The unprecedented level of demand for various environmentally focused schemes, such as the Agri-Climate Rural Environment Scheme

(ACRES) and Eco Scheme, provides hope that new ways of producing food are done in a way that protects the land and waterways for the next generation.

The full report is available at:  
<https://scsi.ie/scsi-teagasc-annual-agricultural-land-market-review-outlook-2024/>.

# RETROFIT FOR PURPOSE?

RETROFITTING TRADITIONAL BUILDINGS TO IMPROVE THEIR ENERGY EFFICIENCY MUST BE WELL INFORMED, AND SURVEYORS ARE WELL PLACED TO PROVIDE THE NECESSARY EXPERTISE.

**W**e live and work in an ever-changing world, and the built environment is no exception. History demonstrates that the evolution of building regulations and standards is largely a reactive process: reacting to new building products and innovations, new construction practices and processes, new defects and unforeseen effects, and new European directives and initiatives. As a necessity, our suite of current regulations is periodically reviewed, revised and updated in an effort to maintain parity with the pace of change.

Of all the technical guidance documents (which support the Building Regulations), none evidence the pace of change more than Part L. Part L has been amended and revised on no less than eight occasions since it was first issued in 1991. In those 33 years, not only has it diverged into two distinct parts, the part on dwellings alone has grown to 110 pages of technical guidance.

The reason? Climate change of course. The United Nations<sup>1</sup> identifies climate change as the “the defining issue of our time” and, as a party to the Paris Agreement,<sup>2</sup> Ireland has agreed to pursue efforts to “limit global warming to 1.5°C rise above pre-industrial levels”. The main policy is driven at European Union level, where legislation and directives come to pass, and we, at national level, transpose our commitments through the mechanism of our Building Regulations, specifically Part L, as well as policies such as the Climate Action Plan<sup>3</sup> and Long-Term Renovation Strategy.<sup>4</sup>

## The dynamic of energy retrofit and historic buildings

The built environment is and will remain a key focus to reduce energy use and wastage. In particular, the energy retrofit of existing buildings presents unique challenges, especially when dealing with our finite stock of historic buildings. It is not alarmist to say that the historic built environment is somewhat at risk due to the urgency of the energy efficiency movement. We have seen how new products, initiatives and well-intentioned yet ill-considered interventions have adversely affected traditional buildings in the past, the widespread use of cement mortars being the prime example in the 20<sup>th</sup> century. We are still trying to undo the problems and culture that have developed around its use in historic buildings. It follows that if we have learnt our lessons, then we should proceed carefully.

That is not to say that historic buildings cannot contribute. Simply put, they must contribute. However, intervention must be well informed to protect their character, the long-term health of the building’s fabric,

and the quality of the internal environment. To do so, we must first understand the physics of traditional buildings and appreciate that they behave and operate differently to modern buildings. With this understanding, we can make meaningful and impactful energy improvements. This will not only provide value for money and more comfortable internal environments for occupants while contributing to our climate change targets, but will also avoid creating the problems of the future through poorly considered interventions causing long-term deterioration of building fabric, the internal environment and human health.

As with all Building Regulations, Part L is primarily aimed at new buildings, but does

## FEATURE

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apply to existing buildings in certain circumstances. Since 2008, protected structures have been exempt from the need to comply with Part L. However, what about traditional buildings that are not protected? Furthermore, what about protected structures where, despite the exemption, the building owner still wishes to comply, or at least to improve their building's energy performance?

### The magic door to compliance

In these circumstances, Part L acknowledges that strict application of its requirements could cause problems for these traditional buildings and adds that the basic aim should be to improve energy efficiency as far as is reasonably practicable. Since 2019, Part L has guided the practitioner toward 'I.S.EN16883:2017: Conservation of Cultural Heritage – Guidelines for Improving the Energy Performance of Historic Buildings'.<sup>5</sup> If there is one key 'takeaway' from this article, it is that this is the key guiding document when seeking to upgrade any traditional/historic building, whether it is protected or unprotected. The document guides best practice in the upgrade of our historic building stock without compromising its special interest, character, fabric or functional performance. In doing so, it offers an alternative means of compliance with the requirements of Part L.

### Opportunity knocks

This is all good news for surveyors. As the leading practitioners in existing buildings, we can apply our professional skillset in advising on and guiding deep energy retrofits in all buildings, including those of traditional construction. In doing so, we can use and build upon our knowledge and experience in working with the finite resource of historic buildings. In fact, the volume of traditional buildings requiring carefully considered deep energy upgrades in the coming years presents the ideal environment for surveyors to use and further their knowledge and understanding of all things historic buildings.

### Recent best practice guidance

Recent guidance published by the Government<sup>6</sup> entitled

'Improving Energy Efficiency in Traditional Buildings' recognises the skillset and potential contribution of building surveyors and building conservation accredited surveyors (BCASs) in such projects. This new guidance effectively supersedes the pre-existing (and well-established) 'Advice Series Guide on Energy Efficiency' (2010) published by the then Department of Environment Heritage and Local Government.

Working on these retrofit projects will involve aspects of conservation philosophy, construction techniques, defect diagnosis and project management. These 'competencies' are not listed here by accident, but because they are those of the SCSi Building Conservation Accreditation Scheme. As such, surveyors now have the opportunity to not only generate revenue while gaining relevant experience, but in the longer term to also potentially seek a further valuable professional qualification. A win-win for all: historic buildings; owners; and, surveyors.

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# A MEDITATIVE JOURNEY

A CHANCE INTRODUCTION TO MEDITATION IN THE 1970S BEGAN A PATH TO LEARN, AND EVENTUALLY TEACH, TRANSCENDENTAL MEDITATION.

The first time I met someone who practised meditation was on a building site in Dublin when I was 17. It was the early 1970s, I had just finished my Leaving Cert and was working with a builder during the summer holidays. At the time, like many of my closest friends, I believed there had to be more to life than preparing for exams and getting a job. I craved a richer, more meaningful existence.

On the site, I was working with a carpenter, a man in his late thirties, totally unlike me or any of my long-haired, music-mad friends. Despite our differences, we became friends. One day, to my surprise, he told me that he meditated. He had learned the technique from a book. This was news to me, as I had believed I would need to travel to India or South America to find the secret of greater equanimity. My new friend advised me to buy the book, which I promptly did.

However, learning to meditate from a book was not easy. I had many questions and no way to get answers. In frustration, I eventually decided to attend a talk on transcendental meditation (TM). I had recently read in a newspaper article that the technique was a way to experience a level of profound calm and peace in the mind. Intrigued, I went to the talk, where the TM teacher logically explained the technique and outlined a structured process of instruction and follow-up. This greatly appealed to me, as I did not want to be left to my own devices after taking the course.

Impressed by what I had heard, I saved up the course fee and made an appointment to learn. On the appointed day, I met my TM teacher and went through the steps of instruction. To my great relief, I found TM easy to learn and quite effortless to practise. Over the following days, as I progressed through the course, I enjoyed my new routine of 20 minutes of TM in the morning to set me up for the day and another 20 minutes in the early



## FEATURE

John Burns



I SOON BEGAN TO FEEL MORE  
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DIFFICULT SITUATIONS. I  
BECAME MORE CONFIDENT.



evening to wind down after the day's activity. At home, my five siblings began to get used to my novel request to "turn down the music" when it was time for me to meditate.

Over the following months, the TM teachers at the centre regularly checked my practice. I attended follow-up group meetings where we sometimes watched videos of Maharishi Mahesh Yogi, the man who introduced TM to the Western world. His good-humoured explanations and profound understanding of consciousness captivated me. The diversity of attendees at these meetings was remarkable. I recall one gathering that included me in my long hair and army surplus jacket, a cheerful priest, a multimillionaire in a Rolls Royce, some nuns, a civil servant, and a school teacher.

#### Benefits

I soon began to feel more zest for life. I noticed that I was not so wound up in difficult situations. I became more confident. I have a vivid memory of walking through St Anne's Park in Raheny one summer's evening about

a year after starting TM. I felt a sense of elation as my own sense of inner peace was heightened by the wonderful stillness in the park. This was remarkable, given how highly strung and unsettled I had been a year earlier.

My siblings, noticing the changes in me, began to learn TM. One day, my mother, a very devout and wise woman, asked me to intervene in a quarrel between my younger brothers. She felt that I had become more relaxed and peaceful. Then, to my surprise, a few months later, she went to the TM centre, learned the technique, and practised it for many years.

#### Passing on the skills

I soon began training as a teacher of the technique because of my interest in consciousness and the effect of TM on my life. In 1978, I qualified as a TM teacher and have now been teaching the technique for over 45 years. I have run courses for the general public, business people, in corporate settings, for professional sportspeople,

within the Irish prison system, and in the Northern Ireland school system.

More than 55,000 Irish people have now taken the TM course, and over 10 million worldwide. The benefits many of us have experienced have been verified by scientific research. Hundreds of original studies on the value of the technique for mental, physical, and emotional health have been published in independent peer-reviewed journals or edited scientific publications.

When I am at a party or out hillwalking and someone finds out what I do, they often say to me that they would never be able to meditate because their mind is too busy. As gently as I can, I tell them that it is a complete misunderstanding to think you have to control your mind or attempt to block your thoughts during TM. There is a part of our minds that is quite still, and TM simply allows us to systematically experience this. Over time, our minds begin to function from this more refined level throughout the day.

I still enjoy teaching TM and continue to be fascinated by consciousness in all its aspects.

# RATES OF CHANGE

BACKGROUND, UPDATES AND USEFUL INFORMATION REGARDING COMMERCIAL RATING IN IRELAND.

**M**any of you as agents and property advisors will be asked for advice by your clients from time to time about commercial rates and rating valuations. Commercial rates are a fundamental cost of doing business in every sector in Ireland. They are a significant annual overhead for many businesses, particularly in the case of larger properties, and often represent one of the biggest annual overheads after property rent, yet get far less attention and mitigation. Many businesses consider rating valuation to be a fait accompli and just file it away. Anecdotally, the statistics from the revaluations programmes to date bear this out – response rates are usually quite low.

## National Programme of Revaluation

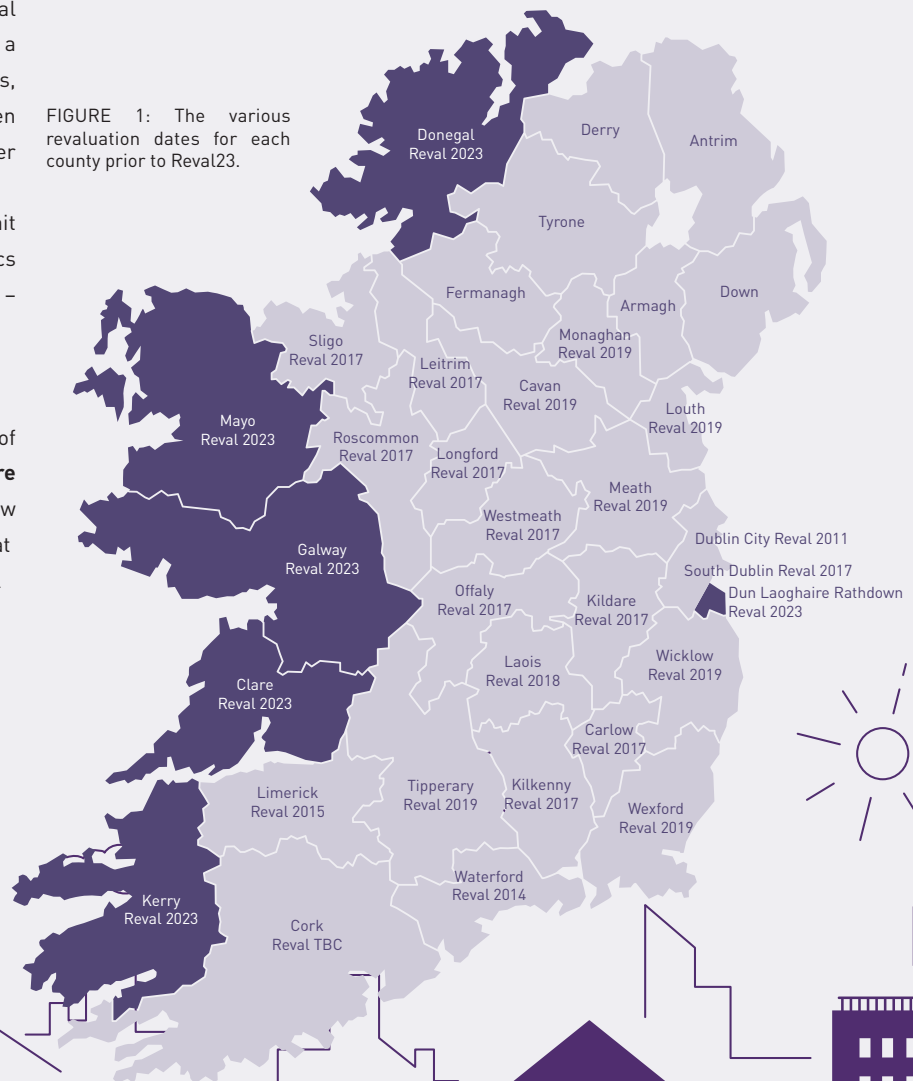
Since 2008, we have had the National Programme of Revaluation of all commercial property in the state (**Figure 1**). These revaluations have been critical to establishing new and more consistent valuation lists and replacing lists that dated back to November 1988. To date, almost every local authority area has been revalued, with only Cork City and Cork County remaining to be revalued in the next year or so.

As every rating valuer knows, in a revaluation, the core essence of the “Valuation List” is to establish both “correctness” and “equity and uniformity” for the ratepayer, in accordance with Section 19(5) of the Valuation Acts 2001 to 2020.

The most recent revaluation took place in 2023, in six counties (seven local authority areas). Those

were Donegal, Mayo, Galway County and City, Clare, Kerry and a second revaluation in Dun Laoghaire-Rathdown. Final Valuation Certificates were issued to approximately 33,000 ratepayers across these rating authority areas in September 2023, with new rates taking effect on January 1, 2024.

FIGURE 1: The various revaluation dates for each county prior to Reval23.



## FEATURE

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In the background to the Reval23 programme and in the run up to it, the Valuation Office merged with the Property Registration Authority and National Mapping and Surveying to become Tailte Éireann. In the course of 2022 into 2023, Tailte Éireann Valuation also introduced a new administration system, AXIA, to streamline efficiencies at all levels. The important element of that system for us as advisors relates to occupiers and/or their agents, with a new portal to enable a more efficient exchange of information.

### Appeals process

Revaluation appeal cases from Reval23 have already commenced being heard this year by the Valuation Tribunal, and a new initiative has been introduced to assist with the volume of cases going through the system. The Tribunal now issues what are referred to as “Advance Notification” letters, which alert the occupier, their agents and Tailte Éireann to the fact that a particular appeal case is approaching the stage where “Direction Letters” will issue.

This welcome initiative encourages the parties to begin advance engagement before next stages are reached, and they have 15 working days to do so. If agreement can be reached, then it expedites the process, thus avoiding the need for time-consuming extensive evidence to be prepared and a subsequent hearing.

### National Revision Programme

In the meantime, the National Revision Programme will have picked up pace now that resources in Tailte Éireann are freed up after Reval23. Many of you around the country no doubt will be hearing from local businesses, looking for advice and guidance with regard to “Proposed or Final” Valuation Certificates that they’ve received.

### New legislation

From a guidance and procedural perspective, we’ve had recent legislation updates in the form of the Local Government Rates and Other Matters Act 2019. To summarise:

- annual rates are liable in full on January 1 – no more half year moieties;
- S11 (1)(a) – the duty to notify rating authority on transfer of relevant property: where relevant property is transferred from one person to another, it is the owner’s duty to notify within two weeks of the date of transfer;
- S11 (1)(b) – discharge rates are due up to the date of transfer;
- S11 (2) – consequences of breach: the owner shall be liable for the equivalent of no more than two years’ rates, due from the previous occupier, if the requirements of S11 (1)(a) and (b) have not been met;
- S12 – the rating authority is permitted to levy prescribed interest on unpaid rates, which takes effect from 2025;

- S13 – on the sale of a relevant property: pay rates due before completion of the sale;
- S14 – unpaid rates remain a charge on the property; and,
- S21 – Amendment of Valuation Act 2001: “An amendment of a Valuation List shall have full force, from the date of its making ... for the purposes of the rating authority concerned making a rate in relation to the property”. This is a particular ramification for “Extensions”, etc.

### Future trends

Coming along next, the Cork revaluation is expected but has already been postponed a number of times by Tailte Éireann for various operational reasons. In addition, the revaluation of the Dublin City Council local authority area is expected after Cork.

Looking ahead, the world of rating valuation is fast becoming more specialised with the intricacies of building use, sustainability and alternative energy efficiencies gaining increasing relevance for the rating valuer and Tailte Éireann’s valuers. The level of knowledge and experience required in rating is quite in depth and complex, ranging from property and business knowledge to detailed familiarity with relevant legislation and established legal authorities from the Valuation Tribunal.

Energy providers now consist of wind farms, solar farms, offshore energy, battery storage and data centres, with ancillary infrastructures. Pharmaceutical operations around the country have more and more complex manufacturing systems and buildings. Agriculture and food production has become far more sophisticated and complex from the farm to dairy and meat production plants. Within these sectors, at any given time, as these properties and technologies evolve, there are rating cases on appeal where the rateability of some of these elements and legislative interpretation is regularly tested all the way to the High Court.

In conclusion, for the rating valuer, the depth of knowledge required has no bounds where rating valuation is increasingly complex and diverse, but it is one of the most interesting and challenging environments in which to practice one’s profession, where you get to meet so many interesting people in such diverse businesses across this country.



# LANDING ON A NAME

IF YOU ARE A SURVEYOR IN THE FIELD OF GEOMATICS, WHICH OF THE MANY NAMES FOR THIS SUBSET OF THE PROFESSION DO YOU CALL YOURSELF?

**“W**hat’s in a name? That which we call a rose  
By any other name would smell as sweet.”

Maybe Shakespeare’s Juliet didn’t get it entirely right. Names are not trivial. They are very important to us. But what about the name that describes who we are as professionals? For those of us in that part of the surveying profession that deals with precise physical measurement (geomatics), there has long been a problem. We have masqueraded, over time, under a wide range of descriptions, or perhaps misdescriptions. These include land surveyor, estate surveyor, field surveyor, property surveyor (this one is more common in mainland Europe), geo-surveyor, geodetic surveyor, geomatics surveyor, and geo-spatial surveyor. Then there are sub-specialisms such as geodesist, engineering surveyor, boundary surveyor, hydrographer, or photogrammetrist. There are also those related specialisms, which are commonly held to fall under the heading of our type of surveying but which are, to a considerable extent, different, such as cartographer, geographic information specialist (GIS), spatial analyst and maybe even geographer.

## Know thyself

Who are we, what are we professionally qualified to do, and what should we call ourselves?

The core matter in which we are engaged is spatial data – data about objects, their dimensions and locations, their spatial relationships with each other, and their attributes. If we look at spatial data as the central entity, we can build an ecosystem around it (**Figure 1**).

## Taking the measure of the world

To manage the real world, we classify it into different scientific areas of study and activities – geology, topography, ecology, engineering, demographics, sociology, and so on. All of these entities and/or their sub-component parts have a common connection: location. They exist

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in physical space. If we are to manage them, we must measure and define their location, extent, volume and shape, and we must also research and record information about them, i.e., their attributes. Measuring the location of these entities is complex and involves a myriad of technologies, sciences, professional experts and technologists.

## FEATURE

Muiris de Buítléir



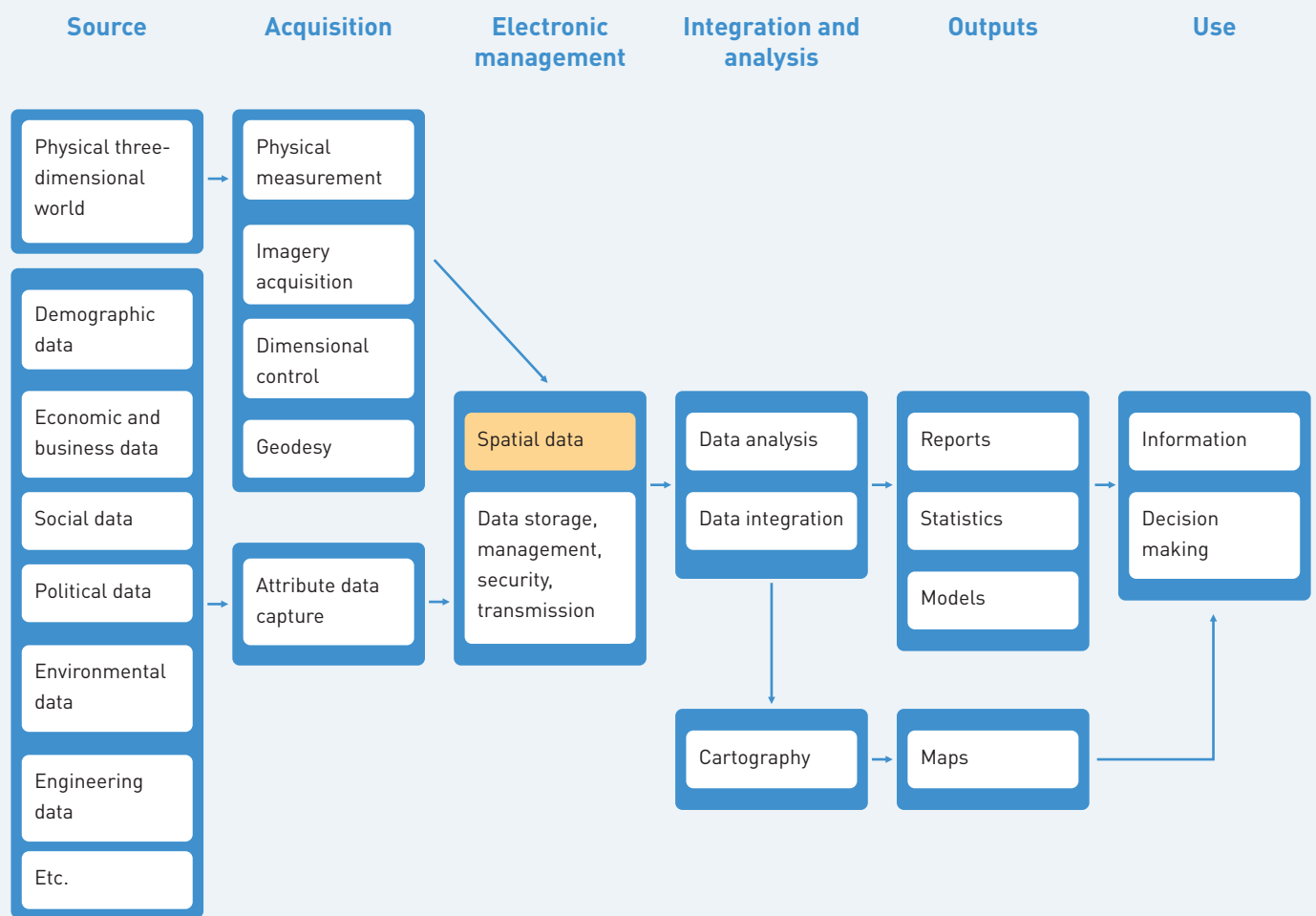
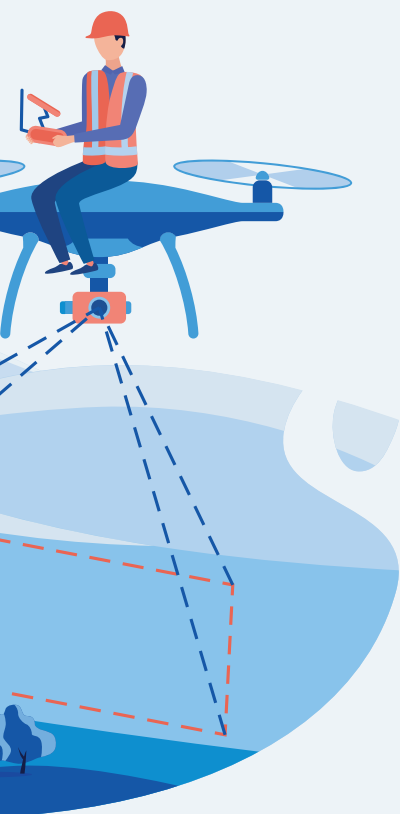


FIGURE 1: Spatial data and the ecosystem around it.



Geodesy is essential, because we must define location, relative to an irregularly shaped earth, whose tectonic plates and seas are constantly in motion. Physical measurement on the ground is carried out using devices such as global navigation satellite systems (GNSS), total stations, and LiDAR scanners. Measurement is also carried out remotely, using photogrammetry and other measurement systems to extract locational data from imagery, or aerial photography, harvested from manned aircraft, unmanned aerial vehicles (UAVs), or satellites.

Attribute data is very often in tabular form, having been gathered and codified through sensors or manual input. All of the processes involved in the capture of locational and attribute data require their own expertise and professionalism. Both the locational data and its related attribute data feed into data management systems, such as relational databases, geographical information systems, or building information modelling (BIM), and the management of these systems in terms of computer

hardware and storage systems requires its own range of expert IT professionals and technicians.

Once this spatial data is edited and cleaned and in suitable digital form on suitable platforms, it can be integrated and analysed to provide valuable information. This process will include spatial analysis, statistical analysis, interpretation, integration, visualisation and other processes depending on the area of study. This process requires another layer of professional and technical expertise. When this process is complete, the data can be output as useful information in the form of reports, statistical tables, informational tables and models or, given that it is spatial information, it can be subject to cartographic processes and output as maps. Cartography, of course, is a professional and technical expertise in its own right.

The information is now available for evidence-based planning and decision-making by a wide range of other professionals, administrators, businesses and experts.



### Where does the surveyor fit into all this complexity?

That depends on the perspective of the person who is viewing the process. It depends on who controls the area of interest to which the process is being applied. It depends on the scale of the process. It depends on the vested interests of all those involved in the chain of processing. It depends on the range of expertise that may be encapsulated in a single individual or organisation, and it may depend on perceptions of an already established status quo and pecking order.

Physical land measurement, geodesy and geodetic co-ordinate systems, remote spatial image manipulation, dimensional control and possibly cartographic presentation, have traditionally been considered the primary part of the surveyor's specialism. In this scenario, the work of the surveyor is confined to the data capture element of the process, but what of the other areas of activity in **Figure 1**? Should surveyors be debarred from involvement in GIS, spatial data analysis and management? Are surveyors who engage in these areas, as many of us do, interlopers in other professions' proper areas of expertise? Or are those who specialise in these areas in fact trespassers into our rightful domain?

If a project is small and the client is a layperson with little technical knowledge, the required outcome may be simply a map or report. In such cases a surveyor may be the professional master of the entire process. On the other hand, if the instigator of the process is an expert in his/her own field, and they consider the process to be one that they must understand and control throughout, then those surveying-related internal processes may be reduced to the occasional input of technicians.

In large and complex projects where many specialists are involved, each professional expert within the chain – geodesists, field surveyors, IT managers, GIS specialists, data analysts, statisticians and cartographers – will see their particular specialism as of central importance and will fight doggedly to prevent others from trespassing on what they would consider their sovereign patch.

### A matter of perception

Finally, the matter of perception within society in general can have a bearing. If the measurement of land or buildings is involved, one will often hear the advice: "Consult an engineer". Equally, the general public's concept of a surveyor is the person in a high-vis jacket on the roadside standing behind a total station tripod, or someone who makes maps. Of course, it can often be the case that other related professionals such as

project managers, engineers or architects may see surveyors as merely technicians or technologists rather than as professionals.

In truth, none of the above is necessarily true. Surveyors, given their high levels of education and professional expertise, have a contribution to make to all major land-related projects, at management team level, at the design and management stages of such projects, and as independently practising professionals.

In this context, it might be worthwhile noting that Ireland is an exception within Europe. In many countries in mainland Europe, surveying, particularly precise measurement for the registration of land and its boundaries, is carried out by state-registered and licenced surveyors with quasi-judicial powers.

Given that it is extremely difficult to define the extent and limitations of the surveyor's expertise, or the range of what might be considered their professional area of competence, it is hard to put a suitable name on their professionalism. None of the list of names given at the beginning of this article really hit the spot for everybody. Personally, I favour the good, old-fashioned "land surveyor". Others among us may feel that the name conjures up images of rude mechanicals in wellies, with theodolites, whereas they would prefer to see themselves as besuited grandees, providing professional surveying consultancy and services at project level. Perhaps the reality should encompass both aspects.

However, the problem of what to call ourselves remains. The possible name has been the subject of some discussion already within the Geomatics Professional Group, but no clear favourite has emerged. The issue needs to be thrashed out in greater detail and depth, and it would probably be very useful to engage with an international perspective, through the Council of European Geodetic Surveyors (CLGE) and International Federation of Surveyors (FIG), though it has been clear for some time that our European colleagues have their own problems in this area. It would be really good to find a name that encompasses the professional expertise we possess and the work that we do and that, hopefully, this name would be more permanent than some of the previous titles we have borne.

In conclusion, navigating the complexities of professional identity within the land surveying field requires clarity, coherence and collaboration among all stakeholders. By addressing the challenges in naming and defining our profession, land surveyors can elevate their role and ensure recognition for their valuable and often vital contributions across the whole of the land, property and construction area.



# THE WORLD IN HER HANDS

LILY ELLIS OF NETAPP MANAGES THE COMPANY'S PROPERTY PORTFOLIO ACROSS EMEA AND APAC, AND HAS JUST JOINED THE BOARD OF THE SCSI.

**L**ily Ellis chose a career in surveying because she didn't want to be confined to an office every day. Now in her role as Director of Workplace Experience for NetApp across EMEA and APAC, she ensures that office space and other parts of the company's real estate portfolio are the best they can be, helped she says by her excellent team.

Lily completed her BSc in Property Economics at DIT Bolton St. She then worked for Irish Estates (now Aramark Property) for ten years before joining JLL, which was her introduction to working in the tech industry, a sector she loves. Lily had previously managed property in the Dublin docklands, in which one of the first clients was Facebook. They remembered her and when the social media giant started working with JLL, they asked JLL to approach Lily: "It was wonderful opportunity and one I am so thankful for. I'd never done EMEA. I'd never managed anything outside of Ireland. So it was the biggest learning curve of my career. I think I opened 18 offices over a 12-month period, doubled the size of the team, and really got international experience for the first time. I absolutely loved it. I spent eight years at JLL, and did everything from Facebook to LinkedIn, Twitter, Google, any tech company. And that's

really when I started to get very heavily involved with tech companies and on the technology side of the real estate world. It was so completely different to what I was doing before".

## The pull of technology

Lily spent a year working with CBRE but missed the tech industry, so was drawn back to the sector by NetApp. A typical day for Lily could involve many things, for example, the company is moving to a new space in Australia, so recently she's been involved in conversations on how and where this will happen. She is often in contact with architects and quantity surveyors, managing budgets, and making sure projects are delivered on time.

It's a busy workload involving people in different time zones, but Lily says it suits her: "I'm really lucky in that my kids are older now. I've teenagers. It suits me to work the global clock. It suits me to take time out in the middle of the day to drop someone off or to go to a match or whatever, and then to log back on later. That doesn't necessarily suit everybody. My brother is farming and he thinks my lifestyle is absolutely nuts. But I love it".

## On board

Lily has recently joined the Board of the SCSI having been involved with the Society for many years. She has been chair of the PMFM Professional Group and believes you get out of member organisations what you put in: "I grew up on a farm, so I would have seen my dad being really heavily involved with Macra and the IFA.

It's something that I was very accustomed to". In the PMFM PG, Lily says there is a strong social focus and camaraderie, with the PMFM Conference and PMFM Lunch being two highlights of the year: "There's a really strong community of people who know each other really well, who will help each other, who will give a steer, who will recommend a supplier, or give you an idea of what the going rate is for something. So we have very, very big social events during the year that are heavily subscribed to".



## Profile

Lily has three teenage sons. Her eldest is doing his Leaving Cert and looking at an SCSI-affiliated course. One of her other sons has just finished TY and recently joined Lily on a trip to Sydney to look at building sites and offices over there. Her youngest son has just finished first year: "It's a busy house. They're all sports mad. My husband is still playing football as well. My eldest and my husband are on the same football team for the local club in Blessington. So yes, it's busy, but it's great. I'm very, very lucky".

## SURVEYOR PROFILE

**Colm Quinn**  
Senior Journalist,  
Think Media Ltd



# SUPPORTING THE FUTURE OF SURVEYING

THE SCSi HAS LAUNCHED ITS NEW THREE-YEAR STRATEGIC PLAN, ROADMAP 2027.

In an era when the built and natural environment faces significant challenges, our commitment to excellence in surveying and our dedication to fostering a community of skilled professionals remains unwavering. At our recent AGM, we were delighted to launch our new three-year Strategic Plan, Roadmap 2027. This new Strategy builds on the successes achieved through the implementation of Roadmap 2024, which helped the SCSi to solidify our position as a leading authority in the property, land, and construction sectors, earning recognition as a trusted advisor and influential thought leader for public advantage.

Roadmap 2027 will build on all that has been achieved to date in increasing awareness and recognition of the expertise of the surveying profession, while also renewing our focus on specific member services in support of practice. By placing our members at the core of everything we do, we strengthen the very foundation upon which the SCSi stands. Roadmap 2027 is built around three pillars, which encapsulate our key strategic goals:

## Supporting and Connecting Members

- Delivering helpful, responsive services in support of best practice;
- fostering valuable networks of members across professional groups, regionally and through peer-to-peer mentoring;

## THE LAST WORD

Shirley Coulter  
SCSi CEO



- supporting the highest professional standards of members;
- cultivating relevant strategic partnerships; and,
- focussing assistance to members to meet the changing needs of surveying.

## Representing and Advocating in the Public Interest

- Promoting members' professional expertise and contribution;
- data-driven thought leadership;
- positively impacting policy development for a sustainable natural and built environment;
- enhancing and enforcing regulatory protection of the public; and,
- harnessing digitisation opportunities to deliver market innovation and efficiencies.

## Advancing and Influencing for the Future

- Harnessing the collective knowledge and skills of members and partners;
- expanding initiatives to increase diversity, equity and inclusion (DEI) in the profession;
- ensuring the future pipeline of surveyors;

- promoting routes to Chartered membership; and,
- maximising the opportunities of digitisation and AI.

A renewed focus on sustainability and digitisation, and the enhancement of our data-driven, digital-first approach, underpin these key goals. Through tailored initiatives, ongoing CPD, and enhanced resources, we aim to ensure that every member feels valued, equipped, and motivated to uphold the highest standards of surveying. In addition to supporting our current members, another key focus of Roadmap 2027 is to attract and inspire the next generation of surveying professionals to ensure the longevity and vitality of the profession.

This Strategic Plan represents a commitment to advancing the interests of our members, promoting sustainability, embracing digital innovation, and nurturing the future of surveying to realise the development of a sustainable construction, land and property sector. The SCSi looks forward to working collaboratively with members to deliver Roadmap 2027 for their benefit, in the public interest.



# PROPERTY IN THE IRISH TIMES

RESIDENTIAL PROPERTY

THE IRISH TIMES | irishtimes.com

Residential Property

Thursday September 14th, 2017 | 10:00am | 10:00am | 10:00am

Stud farm returns with €11.5m

Rathfriland Stud, a 100-acre horse and stud farm, was bought for €11.5m during the boom, significantly redeveloped and following attempts to sell for €14m in 2008, it's back guiding €12.5m

Frances O'Sullivan



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COMMERCIAL PROPERTY

THE IRISH TIMES | irishtimes.com

Commercial Property

Thursday September 14th, 2017 | 10:00am | 10:00am | 10:00am

The Square Tallaght on offer for

Shannon's central business district is set to be transformed with a new commercial development. The 22m development is expected to be completed by 2020.

22m













ART, ANTIQUES & COLLECTING

THE IRISH TIMES | irishtimes.com

Art, Antiques & Collecting

Thursday September 14th, 2017 | 10:00am | 10:00am | 10:00am

Paul Henry's original 'W'

Artist's work of Ireland landscape brought Communism to the world

Michael Parsons



66











HOME & DESIGN

THE IRISH TIMES | irishtimes.com

Home & Design

Thursday September 14th, 2017 | 10:00am | 10:00am | 10:00am

Ireland's Houses of the Year

The 30th Annual HIA Awards celebrate the best of architecture today. At last night's event the winners of one of the most eagerly-awaited categories, House of the Year, included designs ranging from an original house in Kesh to a transformed stone farmhouse in Killybeggs



















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