



## President's column

Firstly, I would like to express the Club's gratitude to Patrick Lyons for filling the speaker's shoes at our last meeting and providing an update on investment in Bedfordshire. We hope that Eva will be able to join us next year.



Darren Pape - President

I would also like to thank Sally Saville, who having served the Club excellently over many years, has decided to stand down as our auditor for health reasons. We send our heartfelt thanks and good wishes to Sally.

The 2024 accounts need to be audited shortly and, in this connection, Ian Taylor has volunteered. We will, therefore, have a short EGM at the beginning of February's meeting as the membership must vote on the matter.

Following the EGM, we welcome Jack Colgate of Carter Jonas who will talk to us about Reinforced Autoclaved Aerated Concrete (RAAC) which is a material that gained notoriety in 2023 although was known to be problematic before this time. Whilst the building surveyors among us may be familiar with this material, I suspect many of us will know very little about it, where it is found or what it looks like.

Looking ahead, there are only a few short months until our Annual Dinner on 15 May. As usual, we will have a raffle to raise funds for the President's Charity, which as you know is the East Anglian Air Ambulance. I do hope you can join me with friends and colleagues at Corner 5.

Finally, The Club would be interested to hear your views about matters affecting the profession, such as those discussed at our January meeting, whether they are problems or opportunities. If you wish to share a news item or something that could be a short feature article in next month's newsletter, please do let [Jon@DeLever](mailto:Jon@DeLever) know.

Best wishes,

Darren

## Now

06 February 2025 – CPD

Reinforced Autoclaved Aerated Concrete (RAAC)

Jack Colgate of Carter Jonas.

**Location:** Brewpoint

**Starts:** 5.45pm for a 6pm Start

**Close:** 7.30pm

**CPD:** 1 hour



## Next

06 March 2025 – CPD

Rural Update - The Future of Sustainable Farming  
Martin Lines CEO - Nature Friendly Farming Network (NFFN)

**Location:** Brewpoint

**Starts:** 5.45pm for a 6pm Start

**Close:** 7.30pm

**CPD:** 1 hour

## 1921 APC Surgeries



Jon Lever  
FRICS

APC surgeries will recommence in November 2024 at 4pm, before our next club event. Surgeries are a drop-in centre, provided by Jon Lever FRICS who has trained over 10,500 APC Assessors and facilitated in excess of 2,500 assessments. The APC Surgeries are for anyone undertaking their APC and an opportunity to come and discuss absolutely anything APC.

There is no other resource like this anywhere in the world! So, don't forget to tell your APC contacts about this free resource. Book your place: [www.surveyors1921club.co.uk/apcsurgery](http://www.surveyors1921club.co.uk/apcsurgery)  
All attendees are invited to attend the 1921 Surveyors Club event, after the APC surgery, as Jon's guest. We look forward to seeing you there.

# The Surveyors 1921 Club

## CPD 2024 to 2025

03 October 2024 – CPD  
INVESTMENT IN BEDFORDSHIRE  
Patrick Lyons - Business Investment Lead  
Bedford Borough Council

07 November 2024 – CPD  
BUILDING SAFETY ACT 2022  
Joshua Waterman - Managing Director  
BSAC Limited

05 December 2024 – CPD  
EV CHARGING NETWORKS  
Matt Aubrey - Senior Acquisitions Manager.

09 January 2025 – CPD  
TOWN DEAL  
Eva Schweitzer - Town Centre Projects Support  
Officer Bedford Borough Council.

06 February 2025 – CPD  
REINFORCED AUTOCLAVED AERATED  
CONCRETE (RAAC)  
Jack Colgate - Surveyor Building Consultancy  
Carter Jonas

06 March 2025– CPD  
RURAL UPDATE – THE FUTURE OF  
SUSTAINABLE FARMING  
Martin Lines - CEO of the Nature Friendly Farming  
Network (NFFN)

03 April 2025 – CPC  
AGM - Peacocks Auction Rooms  
Tour of the Auction facility

15 May 2025  
ANNUAL DINNER - BOX END CORNER 5  
Will Banham Partner - Knight Frank – vineyard

05 June 2025 - CPD  
SUMMER OUTING  
Martin Lines – Tour of NFFN Farm in Eltisley  
Meal afterwards a local pub TBC

## Missed an Event

We will endeavour to record or collate event information, presentation material etc and publish it in our website members area. To access the members area you will need to visit the web site and register/sign-up to the members area. The members' area is only accessible to The Surveyors 1921 club members.

## Japanese Knotweed and Residential Property

The RICS Guidance Note “Japanese Knotweed and residential property (1st Edition, Feb 2022)” which was written to assist RICS members who encounter Japanese knotweed while undertaking valuations or surveys of residential property introduced four management categories as set out below:



**Management Category A:** Action means that Japanese knotweed is present and is causing visible material damage to a significant structure. This is likely to affect value because repair and remediation costs will be incurred.

**Management Category B:** Action means there is no material damage to structures, but that Japanese knotweed is likely to prevent use of or restrict access to amenity space. This may still affect value, but that will be related more directly to the cost of remediation because no structural repairs will be needed.

**Management Category C:** Manage means that Japanese knotweed is present, but it is not causing damage or affecting amenity. Consequently, the impact on value will be much lower because the structures and amenity of the property have not been adversely affected, and any remediation costs will be at the discretion of the owner.

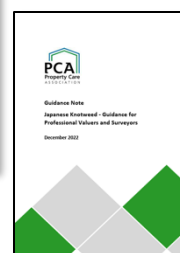
**Management Category D:** Report when infestations are seen off site, the previous assessment process required categorisation if they were within seven metres of the boundary. Responding to the latest research, this distance has now been reduced to three metres.

It follows that Management Category A is the most serious and Management Category D is the least serious. Surveyors are not required to report infestations that lie more than three metres from the boundary of the property to lenders, although a record of such infestations should be made in the site notes.

Further information can be found in:



[RICS Guidance Note](#)



[Property Care Association's Japanese Knotweed - Guidance for Professional Valuers and Surveyors.](#)