



President's column

The CPD programme has got off to a good start with Patrick Lyons of Bedford Borough Council talking to us about inward investment in Bedfordshire in October and Joshua Waterman from BSAC giving us an update on the Building Safety Act in November.



Darren Pape - President

As professionals in the property sector, we must put environmental matters at the forefront of our client's minds. Indeed, the recently published RICS Valuation – Global Standards, which comes into effect at the end of January 2025 makes ESG consideration an explicit mandatory item in the terms of engagement and valuation reports.

It is perhaps timely then that we welcome Matt Aubrey from Osprey this month who will talk to us about EV charging networks. Having made the switch from a diesel SUV to a Battery Electric Vehicle earlier this year, I am very much looking forward to hearing what Matt has to say about future development of the charging infrastructure.

Following December's meeting we have the Christmas meal at the Bedford Arms in Oakley and I am looking forward to seeing many of you there.

Finally, the club would be interested to hear your views about the industry and how you feel about it and the opportunities it holds, maybe that could be a short feature article in next month's newsletter. Please do let Jon@DeLever.com know if you have any content you would like to put forward.

Best wishes,
Darren

Now

05 December 2024

EV CHARGING NETWORKS

Matt Aubrey - Senior Acquisitions Manager.

Location: Brewpoint

Starts: 5.45pm for a 6pm Start

Close: 7.30pm

CPD: 1 hour



Next

09 January 2025 – CPD

TOWN DEAL

Eva Schweitzer - Town Centre Projects Support Officer
Bedford Borough Council.

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
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)

10 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

Valuation

RICS has published the latest edition of RICS Valuation – Global Standards Which many of us know as the 'Red Book'. The Red Book incorporates the International Valuation Standards (IVS), and the latest version comes into effect on 31 January 2025.



The new Red Book makes ESG consideration an explicit mandatory item in valuation terms of engagement and reports, and there are numerous changes to the structure of the Red Book such as:

VPS 1: remains as VPS 1 (Terms of engagement)

VPS 2: is now VPS 4 (Inspections, investigations and records)

VPS 3: is now VPS 6 (Valuation reports)

VPS 4: is now VPS 2 (Bases of value, assumptions and special assumptions)

VPS 5: is now split into VPS 3 (Valuation approaches and methods) and VPS 5 (Valuation models)

RICS has also published a Basis for Conclusions document that set out the reasons for the amendments and highlights the significant changes.

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East Anglian
Air Ambulance

Festive Carol Concert

FEEL FESTIVE THIS SEASON AND MERRILY SING THE NIGHT
AWAY AT EAAA'S BEDFORD CAROL CONCERT,
FEATURING THE LONDON SHOW CHOIR!

Tuesday 10 December
St Paul's Church, Bedford, MK40 1SQ
Doors open at 19:00 for a 19:30 start

Full Price Adult	£15.00
Full Price Child (5yrs - 15yrs)	£7.00
Under 5's	FREE

Scan here for more info

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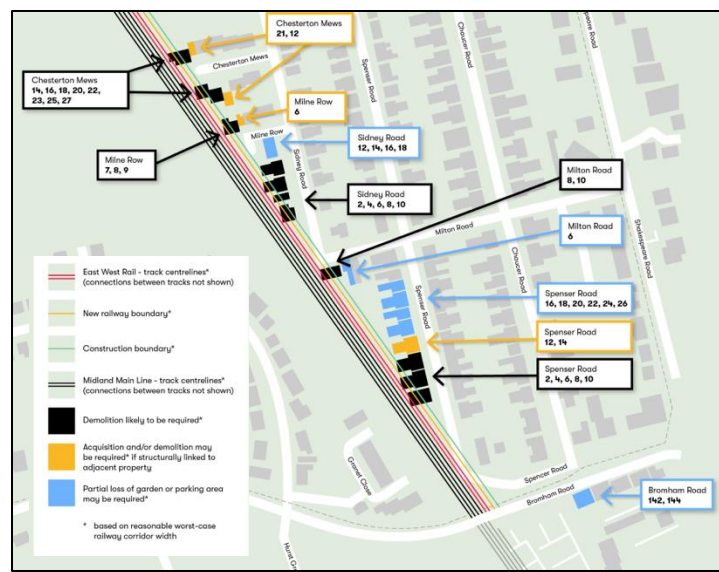
East/West Rail Project

The East-West rail project has finally issued their route and consultations are taking place locally. Stuart Brown, our Honorary Treasurer, visited the exhibition on Saturday in Bedford.



The main points seem to be:

- The stated aim of East-West rail is to be primarily a freight route
- Bromham Road in Bedford will be rebuilt (again) to make it wider to tack 6 tracks
- There is to be a 8 floor multi-storey car park in Ashburnham road to serve the station
- St John station will be moved closer to the Hospital taking over the parking are. The solution is to build a 9 storey car park of similar capacity to existing parking arrangements.
- A new route from Bedford to Cambridge, taking over the countryside to the north east of Bedford
- Re-aligning the Branston Way approach to the roundabout adjacent to Brewpoint.
- 1.2km viaduct over the Ouse and A6 near Clapham



More details can be found online at:

www.eastwestrail.co.uk/consultation2024

or visit the exhibitions in person. Local ones have been arranged for Swan Hotel Bedford on 9 December, Wilden Village Hall on 11 December and Tempsford Memorial Hall on 13 December. Other dates are on their website.



FESTIVE MENU

STARTER

Fried Brie, Cranberry Sauce & Dressed Leaves

Duck Liver Parfait, Croutes & Caramelised Onion

**Prawn Cocktail, Bloody Mary Sauce, Apple, Gem
Lettuce**

Truffle & Mushroom Soup, Crusty Bread

MAIN COURSE

**Slow Roasted Turkey Breast
Red Wine & Rosemary Beef Rump
Beetroot & Spinach Wellington**

All Served with Roast Potatoes, Roasted Root Vegetables,
Cranberry Cabbage, Stuffing, Pigs in Blankets,* Chestnut
Charred Sprouts & Gravy

**Fillet of Hake, Nduja New Potatoes, Spinach,
Prawn & Almond Butter**

**8oz Rump Steak, Confit Tomato, Field Mushroom, Chunky Chips
& Bone Marrow Butter**

DESSERT

Black Cherry Trifle, Custard & Cream Chocolate

Yule Log, Vanilla Ice Cream

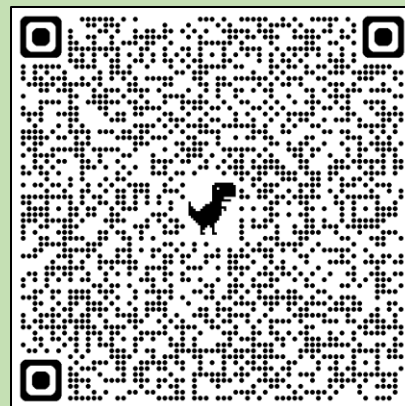
Winter Berries, Baileys & White Chocolate Cheesecake

Cranberry Wensleydale, Biscuits, Chutney, Grapes



Bedford Arms,
37 High Street
Oakley,
Bedford
MK43 7RH

Starts: 7.30pm for 8pm
Close: 11pm



Website & Social Media

We encourage you to visit the website for club and event information. You will also be able to register your attendance at each even in our simple online form, a link to which is available on the events page.

Members WhatsApp – If you would like to be added to the club's new private WhatsApp group for general updates on club events and topical discussion, please let us know.

Newsletter content

If you have any article, innovations, link or comment of interest that you think would be of interest to the club members and you would like to offer to the club committee for consideration, please do not hesitate to send it to Jon@DeLever.com.

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.