



Real Estate: Scotland

Committee & Working Group Information Pack

Looking to shape the future of the industry?
Find out more inside



About Real Estate:Scotland

Looking to shape the future of Scotland's real estate sector?

Scotland's real estate industry is undergoing a period of significant change. From planning reform and net zero targets to evolving investment models and the growing influence of AI, the decisions made over the next few years will shape the sector for decades to come.

From 23 June, Real Estate:Scotland will be the newly unified voice of the Scottish real estate industry bringing together the SPF, BPF, Investment Property Forum and the Association of Real Estate Funds. Established at a pivotal moment - following the 2026 Scottish Parliament elections - it brings the sector together to speak with clarity and influence in shaping policy and regulation for the built environment in Scotland.

Real Estate:Scotland will deliver regional and national events, alongside a programme of policy development, to bring the industry together and work with industry stakeholders, Scottish Government, Scottish Parliament and local authorities to champion the sector at home and internationally.

As we build this programme, we are seeking new committee members to help shape and drive our work. Building on the legacy of the SPF, this includes opportunities to get involved in our sector-specific Committees and to capitalise on the achievements of the IPF, a new Industry Insights Committee will deliver a programme of industry-wide events.

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Our Policy Approach

At the heart of our work are our committees. Bringing together leading professionals from across the industry, they will play a critical role in influencing government thinking, responding to emerging challenges, and helping to set the strategic direction of the sector.

Our industry-wide membership enables us to provide government and regulators with expert insight and informed guidance, helping to shape effective policy and regulation.

We act as advocates for the industry with close connections to a range of external stakeholders, including the Scottish Government, MSPs, the Scottish Parliament, Councilors, local authorities, statutory bodies and other key stakeholders. We also work to ensure the sector is accurately represented and positively understood by the media and the public.

Our policy work relies heavily on the expertise and energy within our membership. Committees and working groups are one of our windows into the sector, helping us understand what is happening on the ground, the changes taking place, what may help or hinder the sector, and what the future may look like.



SPF Policy Committee Meeting with Former Deputy First Minister Kate Forbes MSP

A Track Record of Policy Leadership

At Real Estate:Scotland, our commitment to shaping policy and delivering for the sector remains unwavering.

SPF Committees have been integral to securing key policy wins and influencing legislation across a wide range of issues, including:

- The Housing (Scotland) Bill
- The Heat in Buildings Bill
- The Scottish Building Safety Levy
- Minimum Energy Efficiency Standards (MEES) and EPCs
- The Tenancy of Shops (Scotland) Bill
- LBTT Review
- Planning reform and NPF4
- Compulsory Purchase Order Reform
- Business Rates
- The proposed Infrastructure Levy

Our Policy Structure

At Real Estate:Scotland, our policy approach will evolve to **strengthen the role of committees** in setting strategic priorities, while **empowering working groups** to deliver more proactive, outcome-driven, task-and-finish work.

Role of Committees

Committee members will be appointed following an application process. Each committee is supported by a Chair and Vice Chair.

Key Roles include:

- Direct engagement with stakeholders across the Scottish Government, including MSPs and key officials
- Set strategic direction and top-level policy priorities
- Provide expert insight and sector-wide perspectives
- Act as a sounding board for policy development and consultation
- Identify emerging issues and future risks
- Review progress and impact of policy activity

Role of Working Groups

Committee members alongside others in the wider membership can join our working groups where their expertise is most relevant.

Key Roles include:

- Deliver focused, task-and-finish pieces of work
- Bring together relevant expertise from across the membership on cross-cutting issues
- Develop detailed outputs (e.g. consultation responses, briefings, guidance)
- Support a more proactive and responsive approach to key issues
- Report back to committees on progress and outcomes



Our New Committees

At Real Estate:Scotland, we will continue to engage across this broad policy landscape while evolving our committee and policy structures to ensure they are fit for the future - **more agile, more inclusive, and better aligned to the challenges and opportunities facing the sector.**



Commercial Property and Investment Committee

Investment across commercial asset classes, including offices, retail, leisure, knowledge & life sciences, data centres and industrial & logistics. **Focus areas:** AI, business rates, leasing, and capital allocation.



Development Planning and Management Committee

Addresses planning policy and development delivery challenges across Scotland. **Focus areas:** NPF4, developer obligations, infrastructure and utilities, and land use policy.



Property Finance Committee

Explores funding, viability, financial structures supporting development and investment. **Focus areas:** development finance, public-private partnerships, engagement with financial institutions.



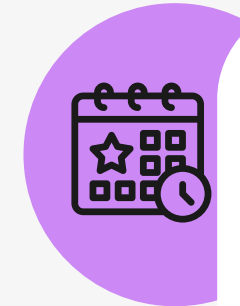
Residential Property and Investment Committee

Covers policy supporting investment and development across multi-tenure residential sectors. **Focus areas:** BTR, affordable housing, PBSA, co-living, and later living.



Sustainability and Building Design Committee

Focuses on environmental performance, net zero transition and building standards. **Focus areas:** building design, energy efficiency, retrofit, EPCs, MEES, heat in buildings, biodiversity, energy capacity and grid infrastructure.



Industry Insights Committee

The Industry Insights Committee will play a central role in shaping this programme, with responsibility for developing content, securing sponsorship, and supporting the delivery of quarterly events such as seminars.

Our Committees in Detail



Commercial Property and Investment Committee

Remit: The Commercial Property and Investment Committee will lead Real Estate:Scotland’s engagement on issues affecting investment across Scotland’s commercial property sectors. It provides a forum for members to share market insight, shape our policy positions, and inform via engagement with government and policymakers on matters affecting offices, retail, leisure, life sciences and knowledge sectors, operational real estate and industrial & logistics assets.

Focus Areas

- Investment trends across all commercial asset classes
- AI and emerging technologies impacting investment, asset management, and occupier demand
- Business rates and wider commercial property taxation
- Leasing structures and landlord and tenant law
- Capital allocation, investor sentiment, and Scotland’s competitiveness as an investment destination
- Repurposing and repositioning commercial assets

Member Expectations

The committee will bring together professionals from across the commercial property sector, including agents, surveyors, legal advisors, investors, and developers, to inform policy development and engagement with government.



Development Planning and Management Committee

Remit: The Planning and Development Committee will lead Real Estate:Scotland’s strategic engagement on planning policy and the practical challenges of development delivery across Scotland. It provides a forum for members to shape our policy positions, scrutinise government proposals, and influence consultations on the planning system.

Focus Areas

- National Planning Framework 4 (NPF4)
- Development viability
- Local Development Plans
- Infrastructure, addressing delays and cost barriers to delivery
- Energy consents
- Major Planning Application Performance
- Land use policy, balancing economic growth, housing needs, and environmental objectives.

Member Expectations

Members are expected to contribute sector-specific expertise to inform our responses and policy development. Active participation in meetings, consultations, and working groups is key, helping to ensure the planning system supports timely investment and place-making across Scotland.

Our Committees in Detail



Property Finance Committee

Remit: The Property Finance Committee will lead Real Estate:Scotland’s engagement on the financial frameworks supporting real estate development and investment across Scotland. It provides a forum for members to share expertise on funding structures, capital markets, and financial conditions affecting the delivery and viability of commercial and residential property.

Focus Areas

- Development finance, lending conditions and funding structures in real estate
- Debt markets and interest rate and tax environment impacting investment and viability
- Public-private partnerships and models to unlock infrastructure and development delivery
- Engagement with financial institutions, lenders, and capital providers active in the Scottish market
- Project viability and the financial implications of planning, taxation, and regulatory policy
- Alternative funding models, including institutional capital, debt funds, and emerging lending structures
- ESG-linked finance and sustainability considerations in development and investment decisions

Member Expectations

Members are expected to contribute financial and market expertise, drawing on experience from lenders, investors, developers, advisors, investment agents and other professionals active in real estate finance. Active participation in meetings, working groups, and industry engagement will help ensure Real Estate:Scotland effectively represents the financial conditions required to support sustainable investment, development, and growth across Scotland’s property sector.



Residential Property and Investment Committee

Remit: The Residential Property and Investment Committee will lead Real Estate:Scotland’s engagement on the policy, investment, and delivery conditions required to support the supply of housing across all tenures in Scotland. It focuses on the practical and market factors influencing residential development, investment flows, and housing delivery outcomes.

Focus Areas

- Institutional investment in the private rented sector including BTR and PBSA
- Affordable housing delivery models and public-private partnerships
- Co-living and emerging residential tenures
- Later living and age-appropriate housing provision
- Planning, viability, and regulatory issues such as tenant and landlord rights affecting residential development
- Investment conditions and capital flows into residential real estate in Scotland
- Supporting the development and investment of the More Homes Scotland Agency

Member Expectations

Members are expected to contribute sector-specific expertise and market insight, drawing on experience from developers, investors, housing providers, advisors, and other professionals active across the residential property sector. Active participation in meetings, consultations, and working groups will help ensure Real Estate:Scotland effectively represents the residential investment market and supports the delivery of high-quality, sustainable housing across Scotland.

Our Committees in Detail



Sustainability and Building Design Committee

Remit: The Sustainability and Building Design Committee will lead Real Estate:Scotland’s engagement with government on environmental performance, building standards, and the transition to net zero across Scotland’s built environment. It provides evidence-based insight on the practical impact of policy and regulation on development, investment, and the existing building stock, ensuring that sustainability objectives are achievable and deliverable in practice.

Focus Areas

- Building design standards and regulatory requirements
- Energy efficiency and operational performance of buildings
- Retrofit and decarbonisation of existing stock
- Energy Performance Certificates (EPCs) and Minimum Energy Efficiency Standards (MEES)
- Heat in buildings policy and low-carbon heating transition
- Biodiversity and nature-positive development
- Energy capacity constraints and electricity grid infrastructure
- Practical delivery and viability implications of net zero and environmental policy

Member Expectations

Members are expected to contribute technical, design, and market expertise, drawing on experience from developers, surveyors, architects, consultants, investors, engineers, and other built environment professionals. Active participation in meetings, consultations, and working groups will help ensure Real Estate:Scotland provides robust, evidence-based input to government and reflects the practical implications of sustainability policy on development, investment, and building delivery.



SPF Parliamentary Reception at Holyrood

Working Groups

Over the coming months, we will be identifying strategic policy areas where we think working groups will be required. These could be in areas that will need long-term support such as in tax, business rates and heritage. Following the Scottish Elections and the new Programme for Government in September 2026, we will have a clearer idea of the key priorities for the Scottish Government. This means that our new working-group structure can also be more agile in dealing with key issues as and when they arise. Committee members alongside others in the wider membership will be invited to our working groups where their expertise is most relevant.

Get Involved: Events & Engagement



Industry Insights Committee

The Industry Insights Committee builds on the legacy of the IPF to ensure Real Estate:Scotland's events and engagement programme is informed by current market intelligence and reflects the priorities of the wider industry.

The Committee is responsible for shaping and delivering a programme of quarterly industry events open to the wider membership. This includes identifying key themes, developing content, suggesting speakers, supporting sponsorship engagement, and overseeing the organisation and delivery of each event. The aim is to ensure a consistent, high-quality programme that is relevant, practical, and led by industry insight.

The purpose is to complement our regional roundtable programme with local authorities, by expanding and delivering industry-wide events that bring together members from across Scotland's real estate sector.

Membership provides an opportunity to influence the industry agenda, contribute to sector-wide discussion, and engage with a broad network of professionals. It also offers a platform to share insight and raise organisational profile within the sector.



Applications for the Industry Insights Committee are open to all members.

Why get involved?

What We Look For in Committee Members

Joining a committee is an opportunity to play a direct role in shaping the policy and regulatory environment affecting Scotland's real estate sector.

We are looking for members who bring sector expertise, energy, and curiosity to policy discussions, while also being able to consider wider perspectives beyond their own organisation or specialism.

As a member you will:

- **Influence policy at source** – contribute to positions that inform government thinking, consultations, and legislation
- **Engage directly with decision-makers** – including MSPs, government and local authority officials, and key public bodies
- **Shape industry priorities** – help define what issues matter and how the sector responds
- **Access early insight** – stay ahead of policy, regulatory, and market developments
- **Strengthen your professional position** – build credibility as a trusted voice within the industry



SPF's Commercial Real Estate Committee Chair, Alan Cook giving evidence to the Scottish Parliament on behalf of the SPF.

Expectations

- Committees meet biannually, with in-person attendance preferred and hybrid options are available
- Members are expected to attend most meetings
- Chairs and Vice Chairs will rotate every two years
- Members may also be invited to join working groups, which are more output-driven and task-focused

Apply Now

We are looking for individuals who want to play an active role in shaping the future of Scotland's real estate sector.

Committee places are limited, and we aim to bring together a diverse mix of expertise and perspectives. We are also committed to championing the next generation to industry leaders so have several reserved places on each committee for **Real Estate:Futures members** - those with less than 15 years experience in the industry - to apply.

If you are ready to contribute, influence, and engage at the forefront of industry policy, we encourage you to apply.

Application deadline: Friday 12 June 2026

If you have any questions or difficulties accessing the application form, please email spf@realestateuk.org

Successful applicants will be contacted in Summer 2026, with committees commencing in Quarter 3 of 2026.

[Apply Here](#)



**Apply before
12 June!**

Supporting the Next Generation



About Real Estate:Futures

RE:Futures is a comprehensive network of training, support and networking opportunities. Our aim is to inspire, connect and elevate the next generation of real estate professionals.

Membership is be free for junior professionals and open to individuals with 0 – 15 years of experience working in the real estate sector.

Everyone is welcome - you do not need to work for a company member of RE:UK to join. RE:Futures brings together AREF FutureGen, BPF Futures and IPF Future Leaders to create an even bigger and better network than before.

[Join now](#)



Previous events from BPF Futures

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Real Estate:
Scotland