

RICS: AN INCOMPETENT (OR WHAT NOT...) ORGANISATION WHICH THE GOVERNMENT ALLOWS SELF-REGULATION: A PERFECT SETUP TO FOOL US ALL WITH FALSE HOME REPORTS.

How trustworthy can a self-regulated body of this kind possibly be?

It seems (and this is certainly possible) as if the entire corrupt establishment is participating in this one.

Actually, the police states the following: in England, Wales and Northern Ireland, it is a criminal offence to offer a property for sale with a false Home Report; but in Scotland it is not, unless one tries to achieve financial gain from it. AND WHAT IS FUTURE AUCTIONS LTD DOING THEN?

A complaint will be made to the police on this matter.

RICS RESPONSE ON MY COMPLAINT ABOUT THOMAS BAIRD, FROM SELECT SURVEYORS LTD

<https://www.ricsfirms.com/office/548647/Select-Surveyors>

Ref: CMPT00736989 - Please quote this reference on all correspondence

Mohammed Adeel <madeel@rics.org>

?You?

Dear Mr xxxxx,

Re: Your concerns about Select Surveyors

Thank you for contacting RICS Regulation to report concerns about the above Regulated Firm.

We are writing to inform you of the outcome of our review, which has been carried out in accordance with RICS guidance found here - [Investigating your concerns \(rics.org\)](#).

This review included:

- A full assessment of your concerns against our [Rules of Conduct](#) and [Professional Standards](#).
- A regulatory background check which is a review of information we hold against the Regulated Member.

Our role and remit

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Concerns reported to RICS Regulation are assessed by the Regulatory Initial Assessment Team. It is our role to review concerns in line with RICS Rules of Conduct and Professional Standards to identify any matters that may warrant regulatory attention.

Whilst we will review all information reported, our role and remit does not extend to the following:

- assistance in complaint or dispute resolution
- providing financial redress or compensation
- intervention in ongoing legal action

Assessing your concerns

I understand that your concerns relate to you have reported that the Member instructed by the Firm claimed to have completed a Home Report on 14 August 2025, but you state that no surveyor visited the property on

that date or at any time since you moved in during September 2021. You believe that selling a property with a fabricated Home Report constitutes a criminal offence.

You also indicated that the Member admitted in conversation that the property was “very nice,” despite never visiting, and that the Home Report omitted critical issues such as a defective concrete floor requiring £12,000 in repairs, pending Property Chamber action, and a Private Rental Tenancy Agreement that breaches repairing standards. Additionally, you have raised concerns that the landlord, Yan Li, is attempting to evade a £5,000 lawsuit for repairing standards breaches.

Upon receipt of your concerns, I have carried out a review and made detailed enquiries with the Firm, to enable me to establish whether the threshold for investigation has been met. Based on the evidence reviewed, I am satisfied that the property was inspected in accordance with the report provided. The Firm has provided supporting material which confirms compliance with their obligations and attendance at the property.

Due to confidentiality, I am unable to share the specific documentation reviewed, as you are the tenant and not the client of the Firm. However, I can confirm that the evidence examined supports the Firm’s version of events and does not indicate any breach of professional standards. I am satisfied based on the information they have provided the property was attended. We also have no concerns reported to us from the client (the landlord) who instructed the Firm.

As a result, the threshold for formal investigation has not been met, and this matter will not proceed to disciplinary action. Please be assured that your concerns were taken seriously and fully considered. If you require signposting to alternative routes for advice or resolution, please see avenues you can explore below.

Further guidance

You may also benefit from seeking some independent advice on the matter and in that regard, we would recommend utilising some of the following services:

Citizens Advice

Independent legal advice

If you believe fraudulent activity has taken place, this would need to be reported to the police, as RICS does not have the authority or powers to investigate or determine criminal matters. Our role is limited to assessing compliance with professional standards, and we cannot establish criminal intent or fraud beyond reasonable doubt.

Allegations of fraud are a matter for the courts to consider, as they have the jurisdiction to review evidence, hear testimony, and make a legal determination on whether fraudulent activity has occurred. While we can review professional conduct issues, proving fraud requires a legal process that falls outside RICS’ remit.

How we will use your information?

Thank you for taking the time to raise your concerns to RICS Regulation, your information is very important to us and will be stored on record to be considered further should we receive new information or concerns about this Regulated Member.

By way of reassurance, should there be any formal criticisms made against the Regulated Member by any ADR mechanisms, Courts, Professional Bodies etc. this is something we can consider further and would welcome a copy of any findings.

If you do need to contact us again in the future, please quote the above CMPT reference number.

Kind regards

Mohammed Adeel

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RESPONSE TO RICS

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Not a word on the fact that Mr. Baird has not responded to my email requesting the time they have arrived here to inspect the property, while I sat working at my desk. I would then be able to check the security film, as everyone that enters is on film.

It is clear that your organisation is as corrupt as the surveyors you here protect, but await what is next.

YOUR GAME IS UP!!!

The property 30 Howden Avenue, Kilwinning KA13 7AH, is being offered for sale by Future auctions Ltd, trading as **FuturePropertyAuctions.co.uk**, with a False Home report: this is a criminal offence in Scotland as they clearly aim to gain from the sale. The date on the Home report is 14-08-2025. But on that date I was in the property all day and not one surveyor has entered the place. And if a surveyor would have visited then they would have been on the security camera, like every other visitor.

And if they have visited the property then why have they not mentioned anything in their Home Report about the damaged concrete floor with a reading of 50% from which the soaking underlay and carpet had to be lifted in March 2022?

I have notified Future Auctions by email of the matter, but they ignored it.

I also confronted Select Surveyors about the property and the report. They claimed they visited the property and that it was a very nice one.

On 21-09-2025, I asked Select Surveyors Ltd the following:

Good morning,

Can you please tell me what time on 14-08-2025 the surveyor Thomas Baird has visited 30 Howden Avenue, Kilwinning for the Home Report survey?

The resident finds it rather laborious to scroll the full length of recordings. A time frame would make it much easier.

The reason I am asking this is that the rumour is circulating that no surveyor has visited the property at all - what could amount to a criminal offence of fraud for financial gain.

Yours sincerely

To-date, no answer has been received on this request: they are cornered.

Note: Future Auctions is offering free Home Reports. But these cost between £200 and £700,00.

This alarms aloud. I am almost certain that most if not all their Home reports are false. I suspect that not any surveyor ever visits the homes they market.