



Future Trends: Architect's Profession

CPD Providers Network Forum

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8 October 2026





Members Competence
Regulatory Change
RIBA Plan of Work KSA Overlay
Artificial Intelligence

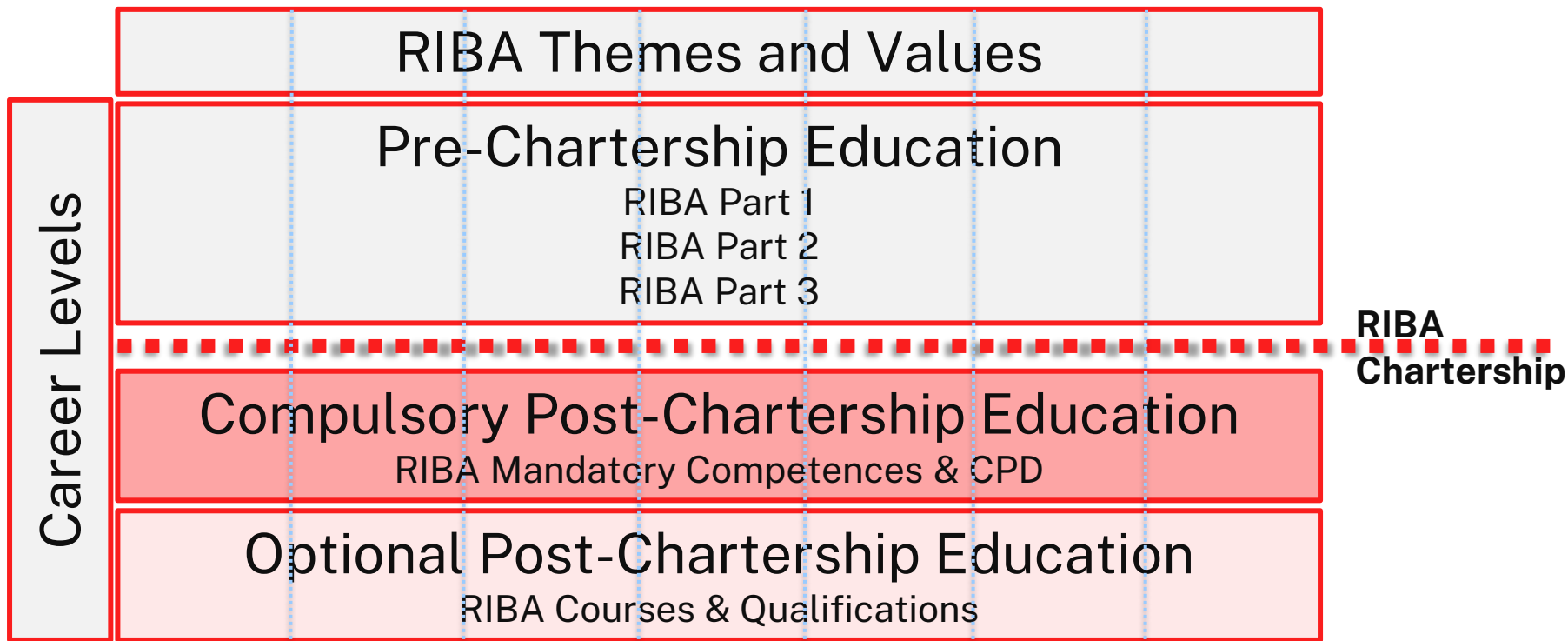


Members Competence

RIBA CPD Requirements

- All practicing RIBA Chartered Members are required to undertake and record CPD.
- 35 hours including 2 hours in each of the 10 core-curriculum topics
- New Health and Safety Test – 8500 passes so far
- Climate Literacy Test piloted, will be re-launched in 2027
- No sample audits yet, but 100% compliance expected
- Roll out of enforcement process, conduct cases now live
- New core curriculum in 2027

Education & Professional Development Framework



Current CPD Core Curriculum – 2 hours in each

- Architecture for Social Purpose
- Health, safety and wellbeing
- Business, clients and services
- Legal, regulatory and statutory compliance
- Procurement and contracts
- Sustainable architecture
- Inclusive environments
- Places, planning and communities
- Building conservation and heritage
- Design, construction and technology

CPD Core Curriculum 2027 – 3 hours in each

- Ethical and Professional Practice
- Health and Life Safety
- Sustainability
- Construction Technology and Specification
- History, Theory, Research and Conservation Methodologies
- Design Process, Leadership and Communication
- Business Skills and Practice Management

We are planning a migration for RIBA CPD PN content now.

Specialist Registers

- Principal Designer Register: 230 members, 350 more in the application process
 - Conservation Register 800 members across 3 tiers
 - Client Adviser Register 110 members
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- Training and townhall discussions
 - Assessment support
 - Communications to clients
 - Communications to members

Further Specialist Registers

Market research underway for additional specialist registers for:

- Façade/envelope designer
- Specification writer
- Lead carbon assessor
- Urban designer
- Interior architect
- Others?

We will also look to establish UKAS accredited processes for certifying the competence of RIBA specialist register members.



Regulatory Change

Regulation of the Profession

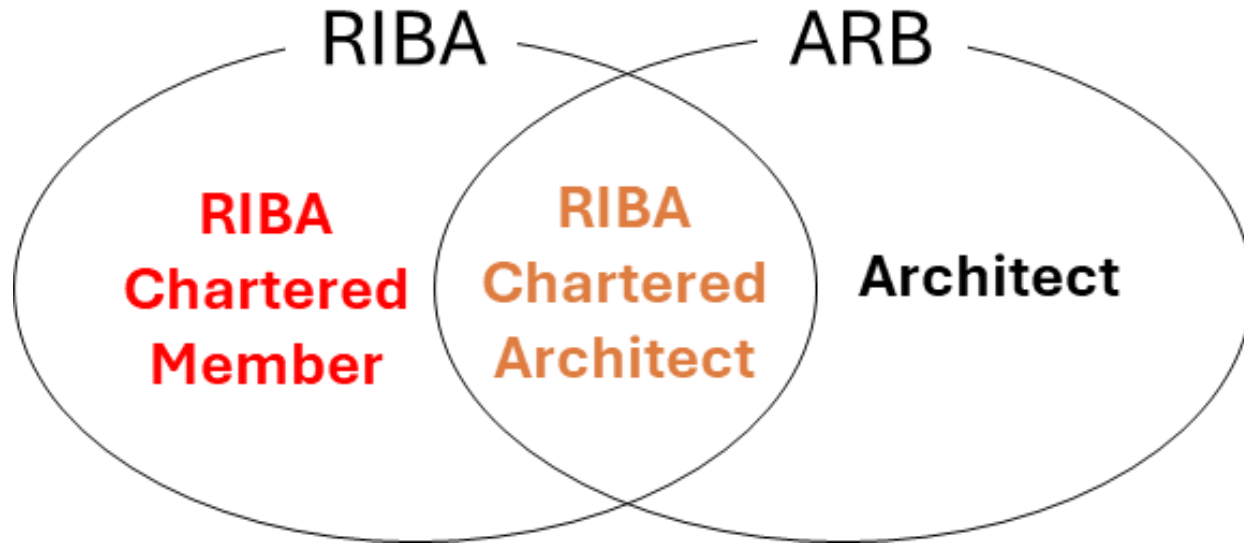
On Thursday 11 December 2025, RIBA President Chris Williamson wrote to the Architects Registration Board (ARB) to notify it that he would not renew his registration in 2026.

Ineffectiveness of the current regulatory system for UK architects

Only protects the legally restricted title ‘architect’

Provides no oversight of the competence of those who undertake architectural services or activities.

Chartered Member, Chartered Architect and Architect



Repeal, Reserve, Regulate – Our 3Rs campaign

Chris' resignation then begged the question: if the current regulatory system is not working, what should a new system look like?

- **Repeal**
- **Reserve**
- **Regulate**

Repeal

Removal of the Architects Act 1997

The Architects Act is the current legislation that regulates the use of the title 'architect' in the UK.

Regulating title alone offers no oversight over the competence of those who undertake architectural services or activities, therefore, we recommend repealing the act.

Reserve

Replacing the Architects Act with new legislation that sets out reserved activities

New legislation for the built environment could be modelled on the Legal Services Act, which restricts certain legal activities to various groupings of qualified professionals.

Our proposed legislation would set out which suitably competent professionals were able to undertake the reserved activities.

It would provide a high level of accountability and assurance for protecting safety if applied to all significant building work.

The reserved activities

Proposed reserved activities include the Building Regulations Principal Designer role and the submission of the following statutory documents:

- Outline planning applications
- Reserved matters applications
- Full planning applications
- Fire safety strategies, within building regulations applications
- Structural design and certification, within building regulations applications and final certificates
- Building services design and certification, within building regulations applications and final certificates
- Building regulations applications and final certificates

Protection of title

Most of the professions covered by the Legal Services Act (barristers and solicitors, for example) have both protected functions (reserved activities) and protection of title.

This should be replicated across the built environment sector, meaning the title architect would remain protected and other disciplines would gain this.

This, in addition, to reserved activities would provide the maximum protection for the consumer.

Regulate

Oversight of the competence requirements of construction industry professional charter bodies should be by a Built Environment Council

The government should create a Built Environment Council (based on the model of the Engineering Council and Legal Services Board) that would oversee the competency standards and assessment processes of the construction industry professional charter bodies whose members are the suitably competent to undertake the reserved activities set out in the new legislation.

Construction Products Reform White Paper

Government has identified the following issues to be addressed:

- Safety is not the central focus
- Limited regulatory coverage (1/3-2/3 covered by a standard) and only 37% of the market is regulated under the CPR.
- Fragmented regulatory landscape:
- Weak institutional oversight, competence, rigour and transparency of testing, and certification
- Inadequate product information
- Lack of digitalisation and poor product traceability
- Insufficient enforcement
- Need to drive competence, culture, and accountability

Construction Products Regulatory Enhancements

Additional measures to enhance the regulatory framework:

- Enhanced product information and transparency Digital solutions for enhanced product information
- Strengthening testing and certification (licensing all UK Conformity Assessment Bodies)
- Improved enforcement mechanisms
- Strengthening route to redress
- Sustainability and environmental considerations
- Accountability and competence
- Setting the path to implementation (long term)

Construction Products Information

Enhanced product information and transparency:

All construction products must feature clear, accessible labelling and product information that outlines critical safety information. Product information must be accurate and understandable to the user. The intention is to promote transparency and empower clients and builders to make decisions critical to safe selection and use, based on reliable information.

Already requirements for the RIBA CPD Providers Network and NBS Source

Construction Products Proposed Duties

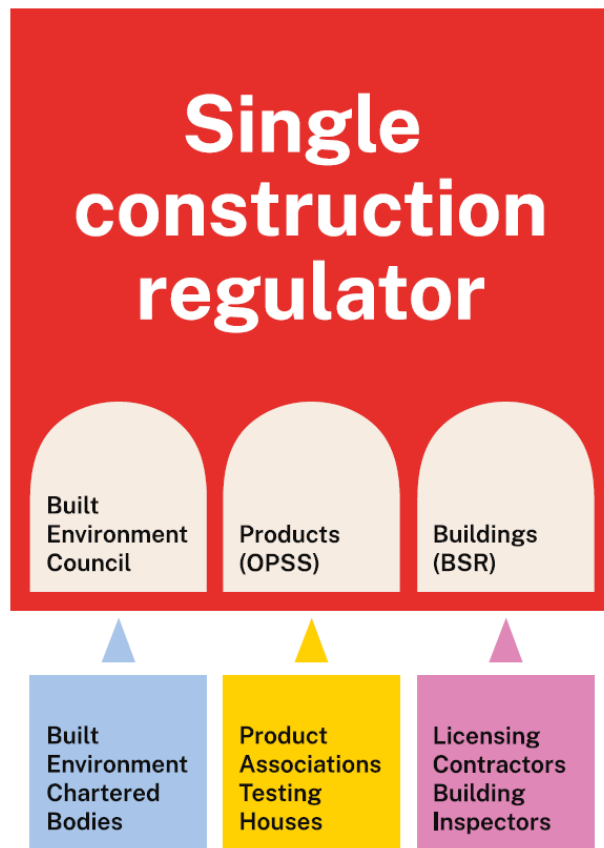
principal designer: ultimately responsible for ensuring that what is specified and installed is suitable and safe for the intended use. The principal designer would be expected to consider the end use and undertake actions commensurate to that risk. This could be supported by guidance or statutory obligations to identify and mitigate risks in 'safety critical scenarios'.

principal contractor: responsible for ensuring that installation is carried out correctly and appropriately. They would be expected to demonstrate how they have assessed the potential risks and taken appropriate action to mitigate those. In some instances, this could be by only using installers who meet certain competency requirements

Construction Products Proposed Duties

Manufacturers: will be responsible for meeting obligations in relation to providing product information. Increased take-up of robust third-party certification schemes could also support product selection and installation, along with support for competent installer schemes.

Built Environment Council



New responsibilities

RIBA will accept oversight from a government body (Built Environment Council) and our members will accept new duties...

If our members' work is protected and so is the work of other key professionals.

Contractors will accept licencing... if designers accept something similar.

Will you accept manufacturer responsibilities – what do you need from designers and contractors?

ADB updates that took effect on 30.09.26

- Where a building has lifts at least one should be an evacuation lift.
- More than one common stair to be provided in blocks of flats with a storey 18m or more in height.
- 18 months transition – designers working on projects that may be affected should advise their clients that building control approvals received before this date must have started and sufficiently progressed within the period of 18 months beginning on that day.
- BS 9991: 2024 already has similar provision

ADB updates that take effect on 02.09.29

- Removal of national classes for fire resistance.
- References to BS 476 in relation to broader fire resistance testing of products and materials will be removed following a transition period that ends on this date.
- The European Standard (BS EN), deemed more current and robust than the National Classes, will be the sole route of specification within Approved Document B for fire resistance classifications.



RIBA Plan of Work: KSA Overlay – giga project learning

Kingdom of Saudi Arabia Overlay



RIBA Plan of Work: Kingdom of Saudi Arabia Overlay

Stage Boundaries:

Stages 0-4 will generally be undertaken one after the other.
Stages 4 and 5 will overlap for most projects.
Stage 5 commences when the contractor takes possession of the site and finishes at Practical Completion.
Stage 6 starts with the handover of the building to the client immediately after Practical Completion and finishes when the building contract is concluded.
Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Procurement:
The RIBA Plan of Work is procurement neutral. See Overlay guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the Procurement Strategy.

ER Employer's Requirements
CP Contractor's Proposals



The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

Stage Outcome at the end of the stage

Core Tasks

during the stage Project Strategies might include:
-Conservation (if applicable)
-Cost
-Fire safety
-Handover
-Health and safety
-Inclusive design
-Manufacturing logistics
-Procurement
-Sustainability

See RIBA Plan of Work 2020 Overview for detailed guidance on Project Strategy.

Building Permissions

Consider the impact of local municipality regulations and other Design Codes on different sites

Procurement Route

Traditional
Design & Build 1 Stage
Design & Build 2 Stage
Management Contract
Construction Management
Contractor-led

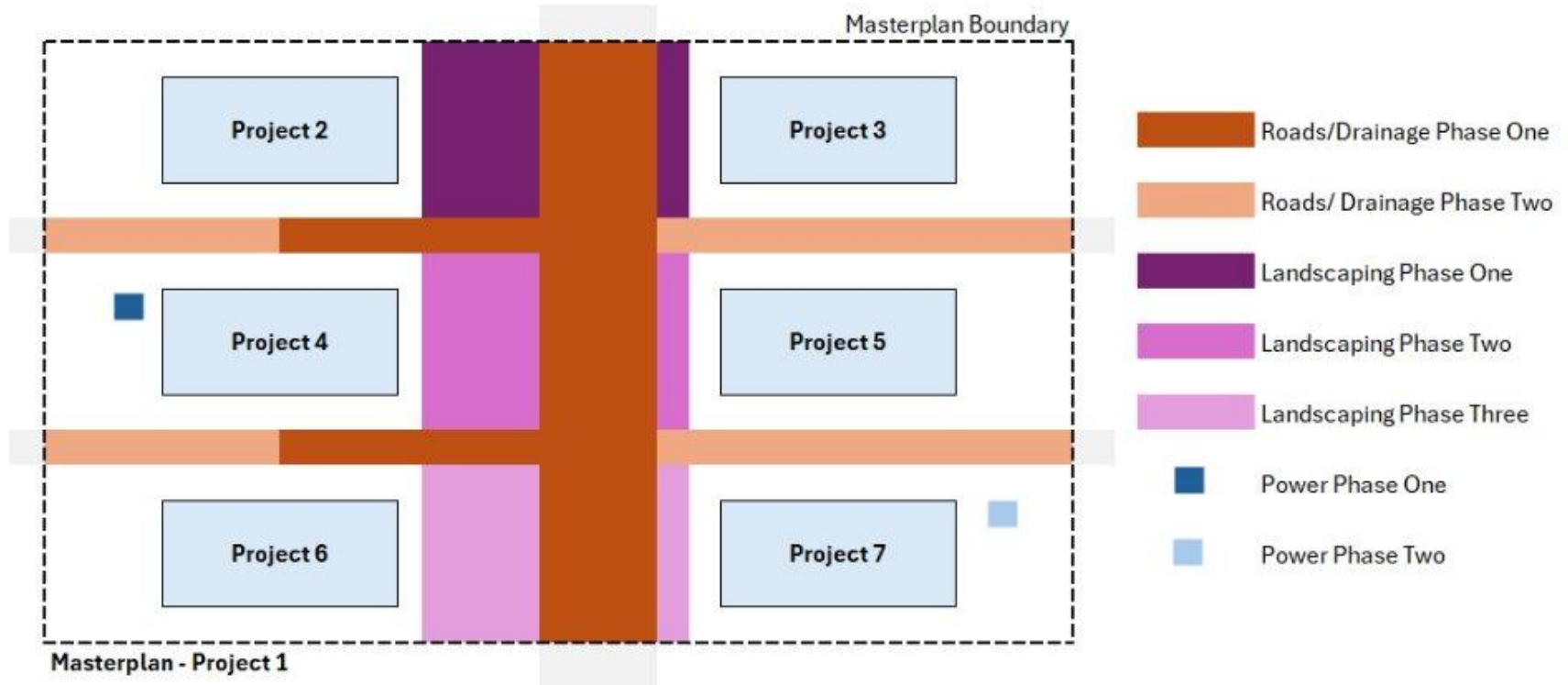
Information Exchanges at the end of the stage

0	1	2	3	4	5	6	7
Strategic Definition	Preparation and Briefing	Concept Design	Spatial Coordination	Technical Design	Manufacturing and Construction	Handover	Use
Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building.							
The best means of achieving the Client Requirements confirmed If the outcome determines that a building is the best means of achieving the Client Requirements, the client proceeds to Stage 1	Project Brief approved by the client and confirmed that it can be accommodated on the site The brief remains "live" during Stages 2 and 3 and is derogated in response to the Architectural Concept	Architectural Concept approved by the client and aligned to the Project Brief The brief remains "live" during Stages 2 and 3 and is derogated in response to the Architectural Concept	Architectural and engineering information Spatially Coordinated All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and Commissioning completed There is no design work in Stage 5 other than responding to Site Queries	Building handed over, Aftercare initiated and Building Contract concluded Stage 7 starts concurrently with Stage 6 and lasts for the life of the building	Building used, operated and maintained efficiently Stage 7 starts concurrently with Stage 6 and lasts for the life of the building	Implement Facilities Management and Asset Management Undertake Post Occupancy Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes
Prepare Client Requirements for feasible options including review of Project Risks and Project Budget Ratify option that best delivers Client Requirements Review Feedback from previous projects Undertake Site Appraisals	Prepare Project Brief including Project Outcomes and Sustainability Outcomes, Quality Aspirations and Spatial Requirements Undertake Feasibility Studies Agree Project Budget Source Site Information including Site Surveys Prepare Project Programme Prepare Project Execution Plan	Prepare Architectural Concept incorporating Strategic Engineering requirements and aligned to Cost Plan, Project Strategies including initial Manufacturing Logistics and Outline Specification Agree Project Brief Derogations Undertake Design Reviews with client and Project Stakeholders Prepare stage Design Programme	Undertake Design Studies, Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan, Project Strategies including updated Manufacturing Logistics and Outline Specification Initiate Change Control Procedures Prepare stage Design Programme Specialist subcontractor designs are prepared and reviewed during Stage 4	Develop architectural and engineering technical design Prepare and coordinate design team Building Systems information Prepare and integrate specialist subcontractor Building Systems information Update Manufacturing Logistics Prepare stage Design Programme Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise Site Logistics and Manufacturing Logistics Manufacture Building Systems and construct building Monitor progress against Construction Programme Inspect Construction Quality Resolve Site Queries as required Undertake Commissioning of building Prepare Building Manual	Hand over building in line with Handover Strategy Undertake review of Project Performance Undertake seasonal Commissioning Specify defects Complete initial Aftercare tasks including light touch Post Occupancy Evaluation Building handover tasks bridge Stages 5 and 6 as set out in the Plan for Use Strategy	Implement Facilities Management and Asset Management Undertake Post Occupancy Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes Adaptation of a building (at the end of its useful life) triggers a new Stage 0
See RIBA Plan of Work 2020 Overview for detailed guidance on Project Strategy.	No design team required for Stages 0 and 1. Client advisers may be appointed to the client team to provide strategic advice and design working before Stage 2 commences.	Hold discussions with the local municipality Check site boundary in Site Information matches legal ownership documentation. Include Building Permit timescales in the Project Program	Obtain Preliminary Site Approval Review design against Saudi Building Code and other relevant Design Guidance Asset Information	Review design against Saudi Building Code and other relevant Design Guidance Asset Information	Prepare documentation for Building Permit application. Apply for Building Permit on Building Platform.	Inspections on-site to confirm compliance with Building Permit documentation.	Appoint Facilities Management and Asset Management teams, and strategic advisers as needed
Traditional Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Appoint client team	Appoint design team	Appoint contractor	Appoint contractor	Appoint contractor	Appoint contractor	Appoint contractor
ER	ER	ER	ER	ER	ER	ER	ER
CP	CP	CP	CP	CP	CP	CP	CP
Information Exchanges at the end of the stage	Client Requirements Business Case	Project Brief Feasibility Studies Site Information Project Budget Project Programme Procurement Strategy Responsibility Matrix Information Requirements	Project Brief Derogations Signed off Stage Report Project Strategies Outline Specification Cost Plan Preliminary Site Approval Application	Signed off Stage Report Project Strategies Updated Outline Specification Updated Cost Plan	Information for Construction (IPC) Final Specifications Manufacturing Information Residual Project Strategies Building Permit Application	Building Manual Asset Information Practical Completion certificate including Defects List	Feedback on Project Performance Final Certificate Feedback from light touch Post Occupancy Evaluation

KSA Overlay new guidance

- **Masterplans** for giga projects and major sites can be broken down into deliverable phases with each phase having its own projects with clearly defined boundaries and interfaces.
- **Programme designs** allow repeat building types to be developed as **product approaches**
- **KSA roles** including Architect of Record, working closely with Design Guardian, Lead Designer and Lead Consultant.
- **Early Contractor Involvement** to support the delivery of **Information for Construction** enabling local legal deliverables and processes
- **Building Permit** process through multiple municipalities and regulators

Masterplan



Project Management

**PROJECT
ONE**

Concept/Scheme
Design

Construction
Documents

**PROJECT
TWO**

Project
Brief

Concept/Scheme
Design

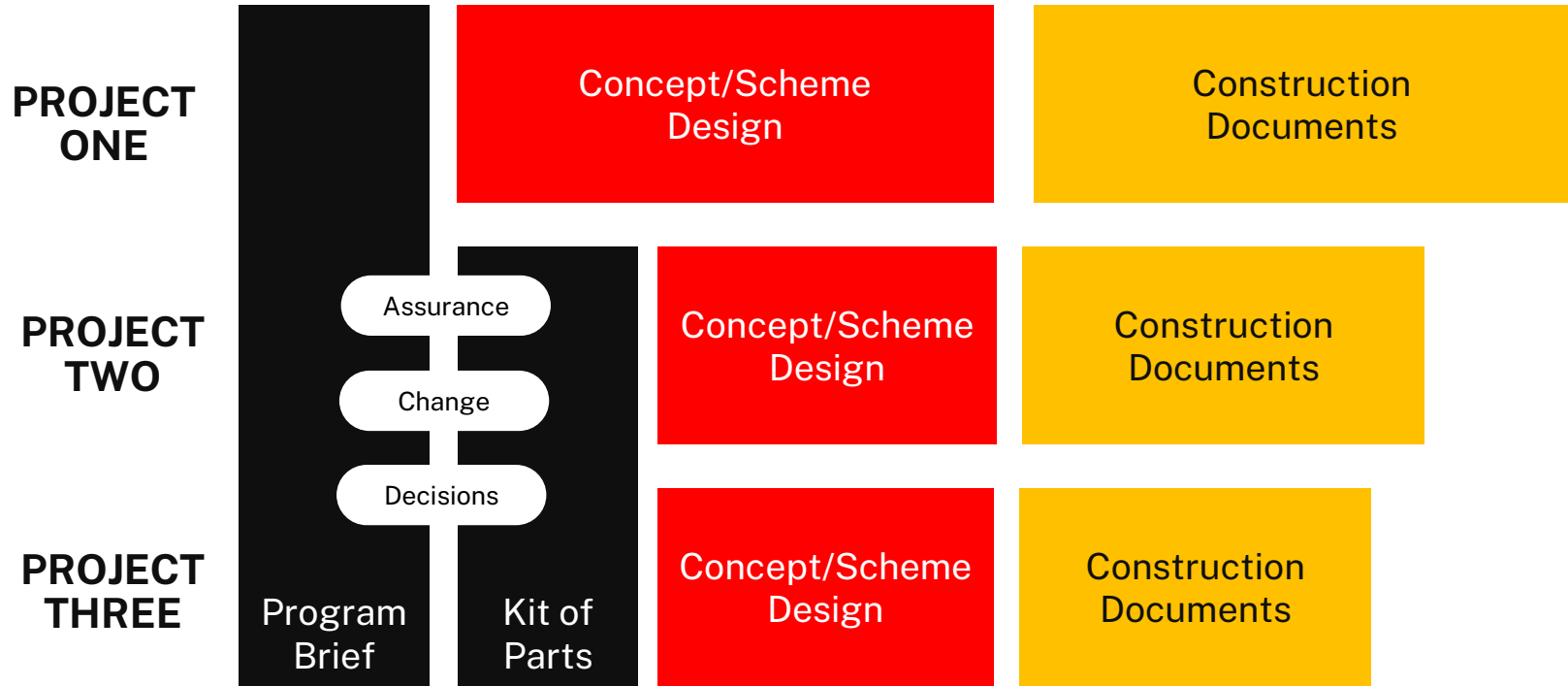
Construction
Documents

**PROJECT
THREE**

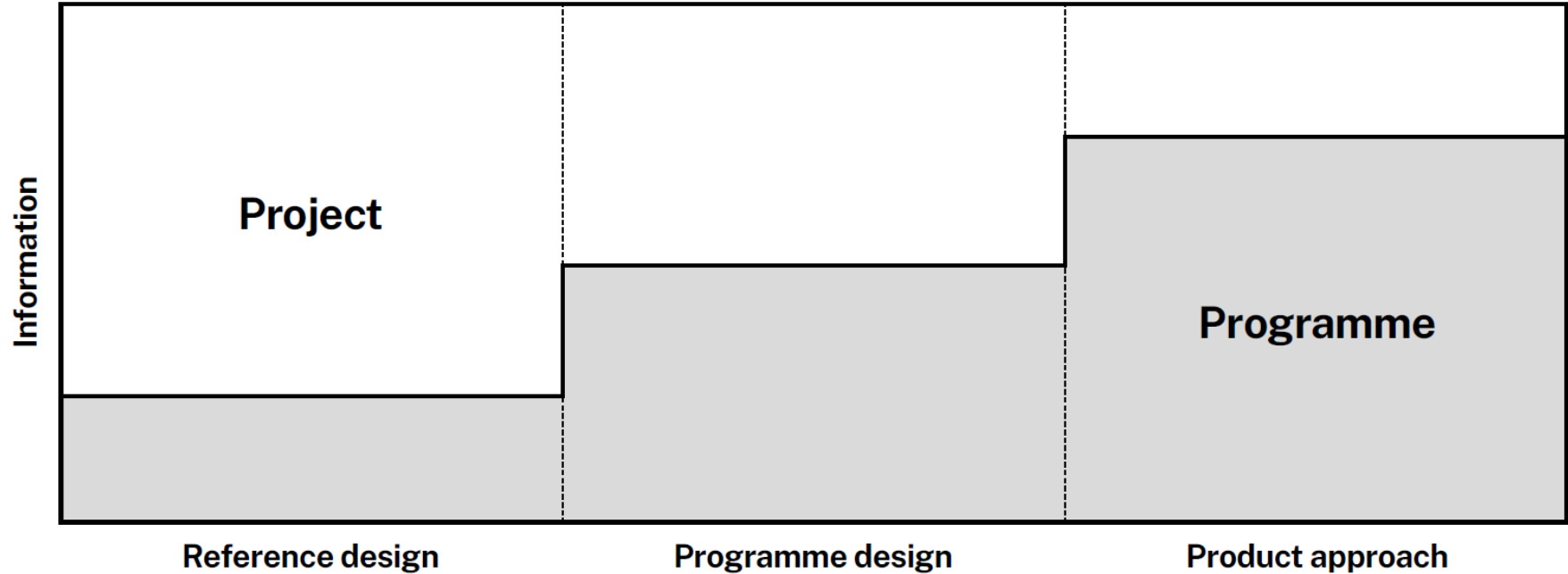
Concept/Scheme
Design

Construction
Documents

Programme Management



Progressive programme approaches



Programme approach effect on products

- Stage 4 activity undertake outside of individual projects
- Increased focus on design for manufacture and assembly for industrialised construction (MMC)
- Logistics planning much more significant including product supply pipeline and transportation
- Product selection into system libraries
- Product procurement before contractor procurement for whole programmes



Artificial Intelligence

RIBA Role in AI support

- Develop clear, practical guidance, standards and governance for responsible AI use, including ethics, liability, and data/IP.
- Advocate for stronger regulation and protection of function to safeguard professional roles and public safety.
- Provide training, CPD and support (especially for SMEs and education pathways) to enable safe and effective adoption.
- Offer leadership on professional adaptation, including business models, fees, and the future skills pipeline.
- Provide access to tools, benchmarks or guidance for evaluating AI outputs, particularly around accuracy, compliance and design quality.

Based on 412 free text comments in RIBA 2026 AI survey

RIBA AI use guidance

All Chartered Members and their practices using AI in architectural work do so responsibly, and:

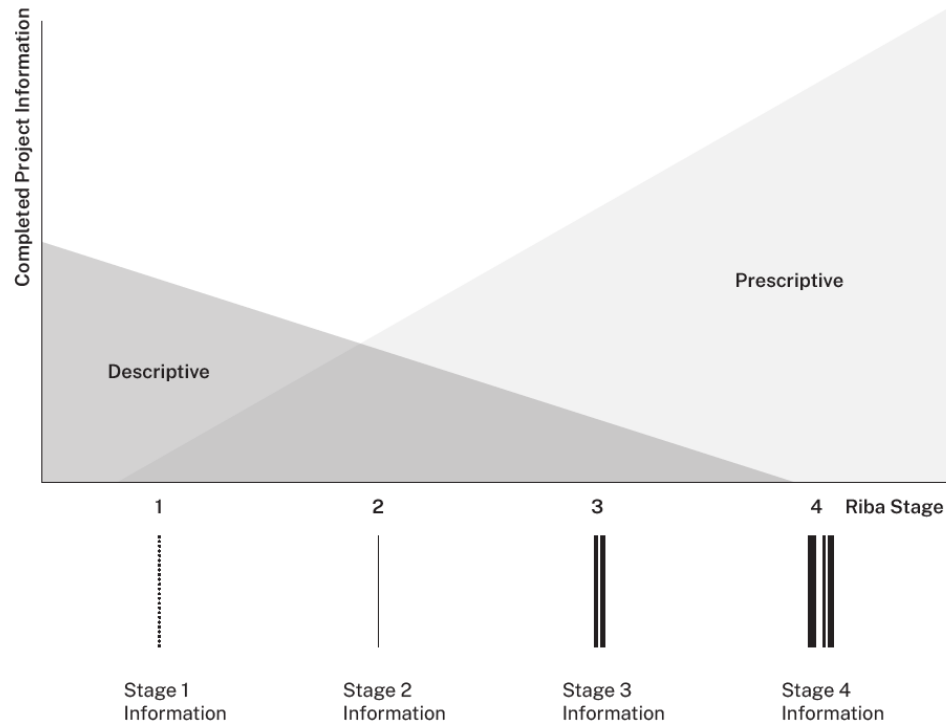
- have a level of competence sufficient to carry out the tasks they undertake
- maintain human accountability and quality checking of the AI tool outputs,
- uphold Data, Privacy, GDPR and Intellectual Property contractual and legal requirements,
- mitigate risks that they are reasonably aware of, with assistance of specialists and professional advisers as appropriate,
- carry out transparent communication with clients, contractors, the community and fellow professionals,

RIBA AI use guidance

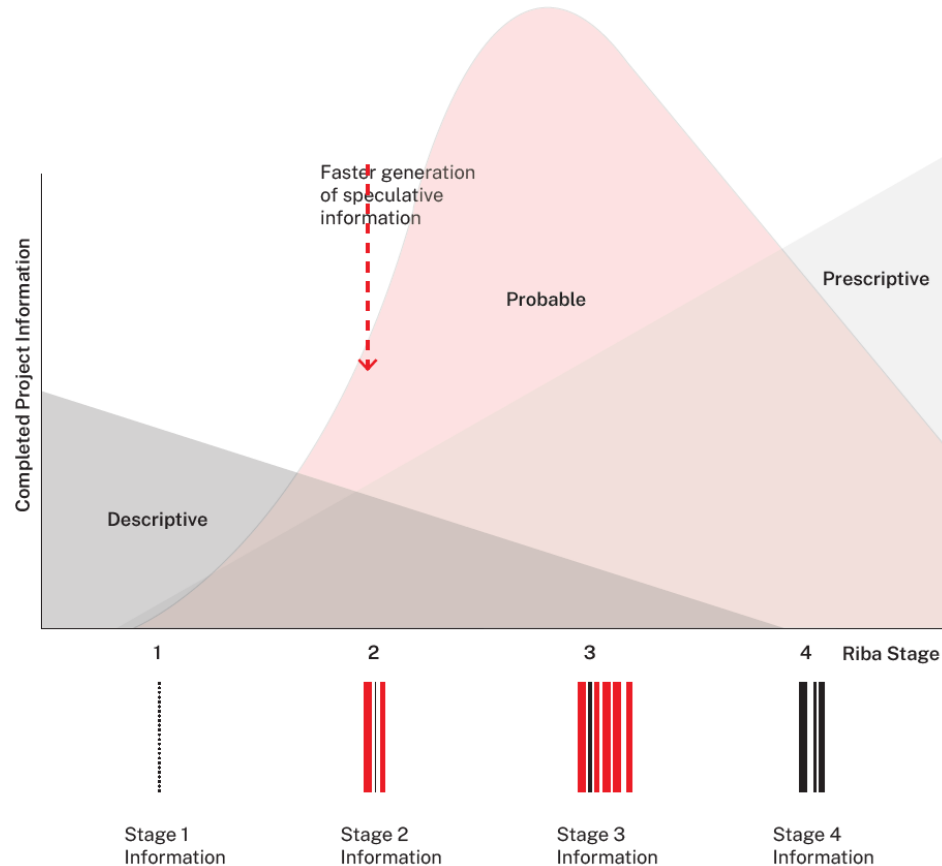
All Chartered Members and their practices using AI in architectural work do so responsibly, and:

- preserve and continue to develop their professional judgment, critical thinking, and ethical and quality check oversight, such that they can evidence they continue to uphold a standard of 'reasonable skill and care'.
- ensure adequate training for its staff on using the AI tools correctly and to best efficiency
- communicate with insurance brokers as needed to ensure any AI related services are fully insured.

RIBA Plan of Work: information progression



RIBA Plan of Work: information progression AI



RIBA Plan of Work: AI role categories

Describing

01 Deep Brief

02 Automatic Writing

03 Researching Specification

04 Visualisation

Deriving

05 Mapping & Categorising

06 Multimodality

07 Semantic Enrichment

08 Deriving Manufacture

Doing

09 Autocomplete

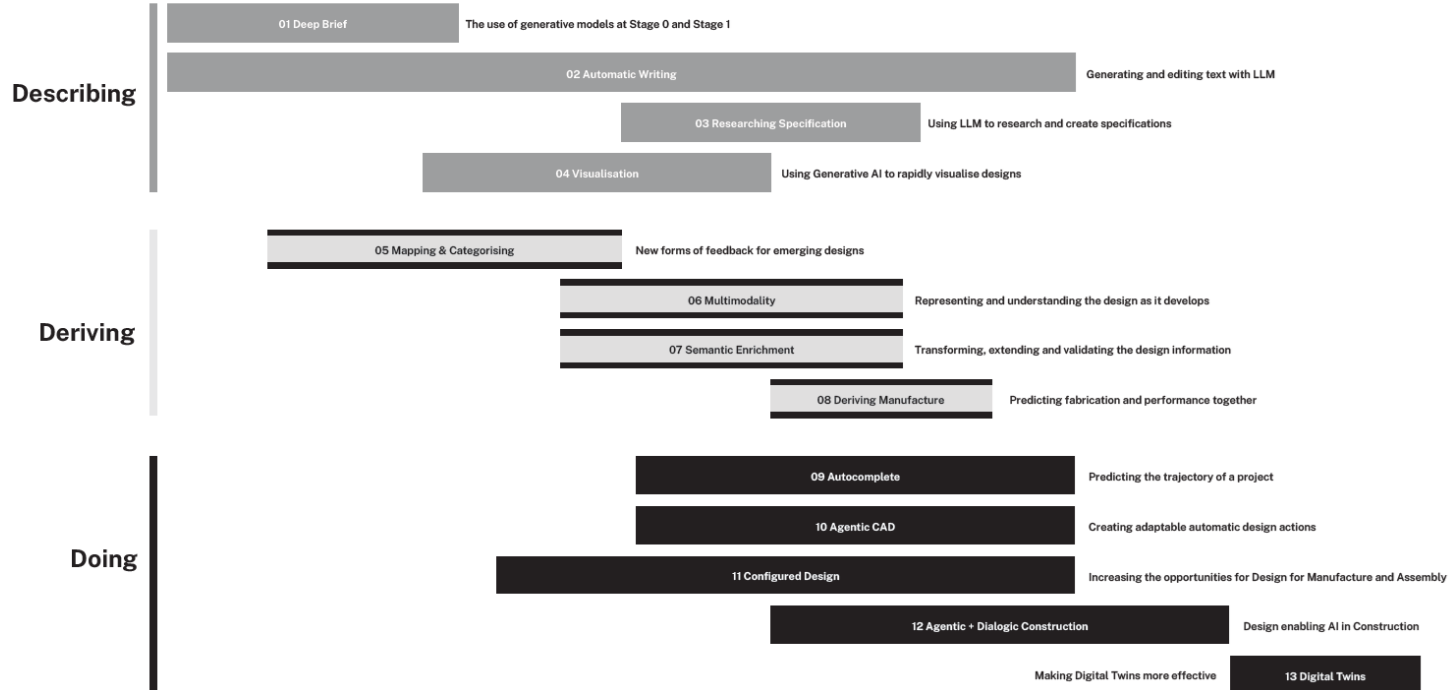
10 Agentic CAD

11 Configured Design

12 Agentic + Dialogic
Construction

13 Digital Twins

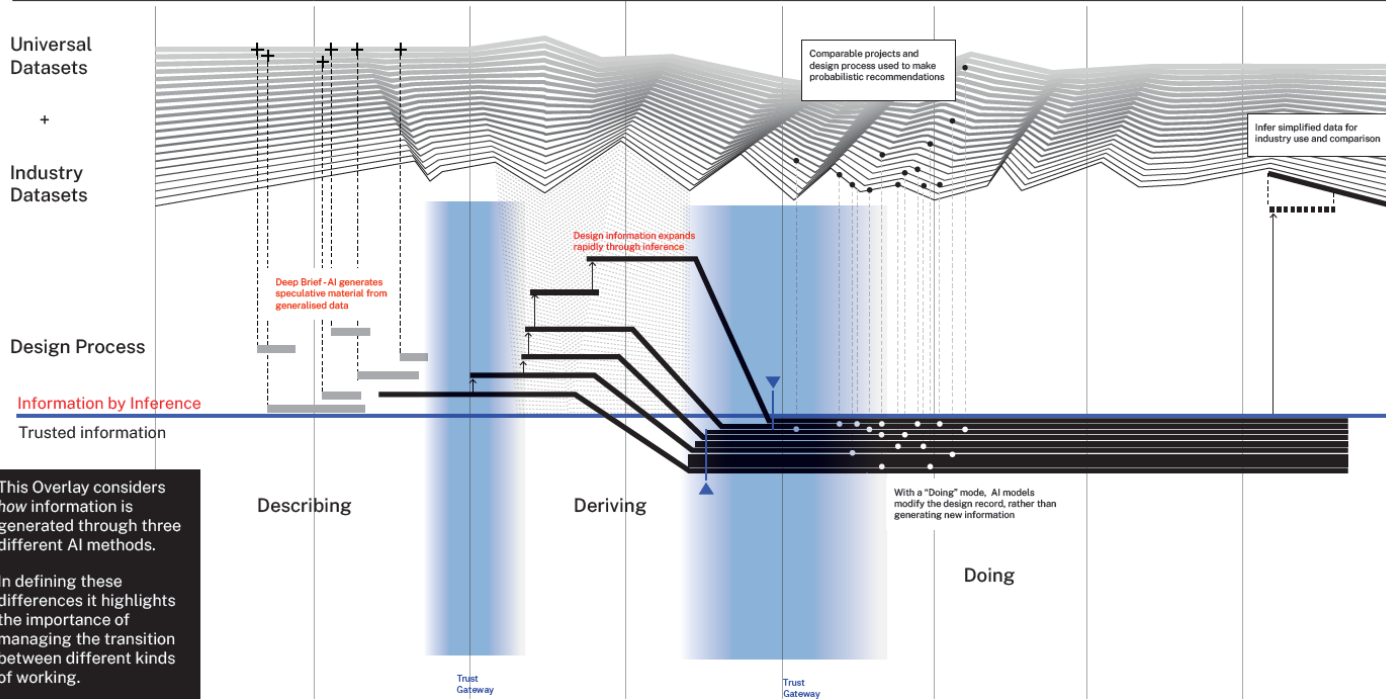
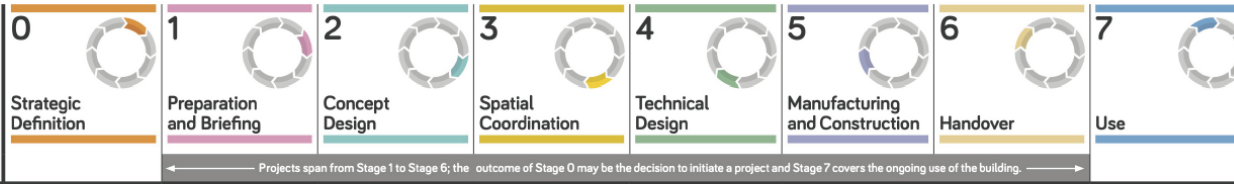
RIBA Plan of Work: AI across the stages



RIBA Plan of Work: AI trust gateways



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Key AI role categories for product data

Researching Specifications Using LLM to undertake research for specifications:

- i) Describing from the universal: LLM can find technical information with description but convert this into a precise specification when provided with the right guidance.
- ii) Adding precision: Use previous specifications and industry standards, organising product libraries as consistently as possible.
- iii) Verification: AI should augment human-led research, with professionals always checking for consistency.

also **Agentic CAD, Configured Design**, Agentic and **Dialogic Construction**

RIBA AI use guidance – specification writing.

Members and Chartered Practices should be able to account for all professional outputs that have involved the use of AI. Design decision-making and associated explanations cannot be delegated or avoided using AI services, as:

- 1) their “black-box” nature does not allow for “explicability” behind the output, and
- 2) an AI service does not in itself hold legal liability, nor can be regarded as a separate legal entity.

While a generative AI tool can produce a specification, this approach alone cannot be followed by a professional.

What might you do about this now?

If it is online (or in a book), it has been scrapped by every LLM and could be surfaced in response to a relevant prompt.

It is critically important to only have well structured, current information about your products online, as clear and specific as possible including product testing certificates.

Assume all searches will draw material down to answer questions, not necessarily point people to your websites or product listings.

Be accurately represented on authoritative sites... NBS Source



Thank you

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