

RICS 1 Day Workshop A way to resolve disputes, which is Voluntary •Flexible Confidential Without prejudice •Facilitated by a neutral •Parties control the outcome (RICS RICS 1 Day Workshop Who uses mediation? •Commercial Community Work place •International relations •Planning Construction industry •Actually, any civil dispute can use mediation.... (RICS (RICS 1 Day Workshop •Fair and transparent •Quick and informal ·Able to deal with issues (which courts cannot) •Economically viable •Able to maintain relationships •Able to deal with emotive issues Adaptable (RICS







1 Day Workshop



- Relentlessly neutral
- Non-judgmental
- Avoids assumptions
- Empathetic
- · Actively listens
- Is discreet
- Knows when to listen, speak, be discreet
- Is respectful
- Has patience
- Is tenacious







1 Day Workshop



- Leaving offers open
- Narrowing the issues
- Returning to litigation
- Mediation is "without prejudice"
- Leaving return to mediation open
- Paying for the mediation
- Litigation costs







1 Day Workshop



Pre-Mediation (Before the Mediation)

Day of Mediation

Joint Session Mediation's opening statement

Parties' opening statement

1st Private Session Building rapport & extracting a comprehensive narrative Exploring and analysing the dispute___

2nd Private Session

Generating options for settlement and negotiating

3rd Private Session Bargaining and choosing options For settlement

Finalising an agreement or confirming deadlock





Mediation	RICS
Neighbour disputes - new service launch	for 2011