

READING REAL ESTATE FOUNDATION

**The Worshipful Company of Chartered
Surveyors and Pathways to Property**

Report: Academic Year 2025/26



The
**Chartered
Surveyors'
Company**



Overview

Reading Real Estate Foundation

Connecting industry and academia for positive social impact

More than 23 years after it was founded in 2002, Reading Real Estate Foundation (RREF) continues to facilitate the exchange of knowledge between academia and practice, striving to move the real estate industry forward. Positioned within Henley Business School and aligned to one of the top Real Estate & Planning centres in Europe, RREF is uniquely positioned to support and develop new talent, through teaching and research, which has the capacity to inform both policy and practice. We do this by encouraging diverse talent to join the industry; supporting early career researchers to explore new ideas; and connecting academics with industry professionals to inform future research that enables the industry to positively impact society.

Increasing Diversity

Our Pathways to Property project aims to widen access to the real estate profession by raising awareness of and aspirations about the vast range of careers available within the sector.

Developing Talent

Through our financial support and student engagement programme we strive to ensure that the same opportunities are available to all students with the talent and ability to study at Henley Business School, regardless of their personal circumstances.

Exploring New Ideas

We support the internationally recognised, cutting-edge research from the Department of Real Estate & Planning at Henley Business School through PhD funding for new talent; seed funding for new lines of enquiry; and funding new innovations in teaching and learning.



Pathways to Property

Launched in 2012, the Pathways to Property project aims to widen access to the real estate and planning profession by raising awareness of and aspirations about the vast range of careers available within the sector. Led by the Reading Real Estate Foundation (RREF) at Henley Business School, University of Reading, the project was established as a response to the recognised lack of diversity in the industry. Through a successful outreach programme, the project exposes students from less advantaged and non-traditional backgrounds to opportunities within the property industry. In addition, the project works with teachers and career advisors to provide them with valuable information about the industry, which can be passed onto their students.

The aims of the project are:

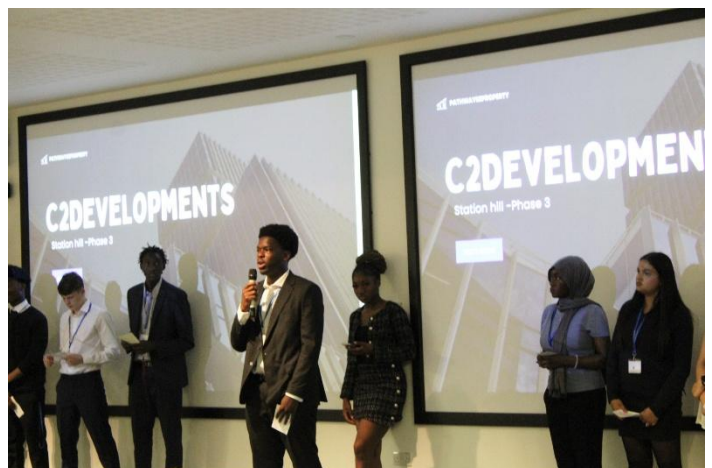
- To raise awareness of and aspirations about the diverse range of careers within the sector amongst talented students from various backgrounds, increasing the link between the industry and its future talent pool.



- To increase the diversity of applications for property related degrees and apprenticeship programmes by promoting a career in the property industry and providing students from less advantaged and non-traditional backgrounds with support into the industry through the Pathways to Property programme.

Since the project began:

- Over 40,000 students, teachers, career advisors and parents have been engaged through the school outreach programme.
- Over 30,000 learners have signed up to complete the Open Online Course, providing them with further insight into a career in property.
- 1,288 Year 12 students have attended the Pathways to Property residential Summer School, and 289 have attended a regional Insight Day.
- Of all the programme attendees, 52% have been female.
- 595 work experience placements have been arranged.
- Of those that have completed their A-Levels, 262 have gone on to study or work in property; 21% of all programme attendees.



The Bursaries

In 2020, The Worshipful Company of Chartered Surveyors and Pathways to Property began their partnership, with the aim of supporting students from more diverse backgrounds – financial and cultural - to enter the property industry. This support is offered in the form of bursaries to support Pathways to Property participants to enter Higher Education. These bursary recipients are also offered further support through the WCCS Bursary Programme Manager, who keeps in close contact with every student throughout their undergraduate degree. Also provided is an industry mentor, organised by the Worshipful Company of Chartered Surveyors. With this invaluable financial and mentoring support, these Pathways to Property participants have been given the best chance possible to succeed in their desire to study a property-related degree.

The Worshipful Company of Chartered Surveyors have offered financial support to 49 Pathways to Property participants. On the following pages you will find updates from the students on how they have found their first term of the academic year at university. Please find below the financial plan showing the schedule of disbursements to students.



Programme year	4	5	6	7	8
Academic year	2023/24	2024/25	2025/26	2026/27	2027/28
Michael Adjei-Senyah	£10,000	£10,000	£10,000	-	-
Noel Dawit	£10,000	£10,000	£10,000	-	-
Iremide Ajayi	£10,000	£10,000	Placement	£10,000	-
Schaun King	£10,000	£10,000	£10,000	-	-
King Kolade Ogundana	£10,000	£10,000	£10,000	-	-
Mary Melindji	£10,000	£10,000	£10,000	-	-
Jason Tankum	£10,000	£10,000	£10,000	-	-
Ellyce Adjei Biney	£10,000	£10,000	£10,000	-	-
Samuel Tewodros	-	£10,000	£10,000	-	-
Adeshola Olamide-Daniel	-	£10,000	£10,000	-	-
Raihan Chowdhury	-	£10,000	£10,000	£10,000	-
Sadia Kabir	-	£10,000	£10,000	£10,000	-
Ameera Rizwan	-	£10,000	£10,000	£10,000	-
Ayo Fagbesa	-	£10,000	£10,000	£10,000	-
Aainea McLean	-	£10,000	£10,000	£10,000	-
Mary Adesina	-	£10,000	£10,000	£10,000	-
Ezra Paul	-	£10,000	£10,000	£10,000	-
Tiannah Rock-Lynch	-	-	£10,000	£10,000	£10,000
Marigona Zymeri	-	-	£10,000	£10,000	£10,000
Amanjit Ghuman	-	-	£10,000	£10,000	£10,000
Lordking Gambrah	-	-	£10,000	£10,000	£10,000
Sara Patel	-	-	£10,000	£10,000	£10,000
Michelle Mwarewangepo	-	-	£10,000	£10,000	£10,000
Jessie Morgan	-	-	£10,000	£10,000	£10,000
Aria-Rai Wood	-	-	£10,000	£10,000	£10,000
Hodo Suleiman	-	-	£10,000	£10,000	£10,000
Abigail Matete Kawayaya	-	-	£10,000	£10,000	£10,000
Other					
Project Donation	£10,000	£20,000	£20,000	-	-
Total – per year	£80,000	£280,000	£280,000	-	-
Previous disbursement	£530,000	-	-	-	-
Total – cumulative	£620,000	£900,000	£1.09 million	-	-

Your Impact

We asked all bursary recipients to reflect on the impact that the funding has had on their studies and how they have found the start of the 2025/26 academic year. Below are their comments.

Mary Adesina

University College London

Second Year

Urban Planning and Real Estate

Sponsor: Grainger



I would like to express my deepest gratitude for the generosity and support of Pathways to Property, Karen Martin, my amazing sponsor Grainger, my mentor Katherine Stephens, and the WCCS. The bursary I receive has improved my financial situation which makes it easier to focus on my academic performance, improved my mental health and allowed me to be fully involved in my university. Words cannot truly express how grateful I am.

My First year at UCL improved my understanding about urban planning and real estate. I've learned new skills such as photoshop and urban design, had the chance to go to Rotterdam for a university trip which gave me the opportunity to learn how different cities use planning. This wouldn't have been possible without the bursary which I am deeply grateful for.

I have settled well into my second year and am learning many different topics in urban planning. I'm also grateful for Katherine Stephen's support and kindness. She has given me the chance to go to the Grainger PLC office and network with industry professionals. She has given me insight into the roles available in urban planning and real estate. This has improved my understanding of the planning sector.

I'm looking forward to strengthening my relationship with my sponsor. As second year progresses, the academic challenge is getting harder, but due to the bursary and resources that I have been blessed with, I remain optimistic and excited for this new journey. I am currently applying for summer internships.

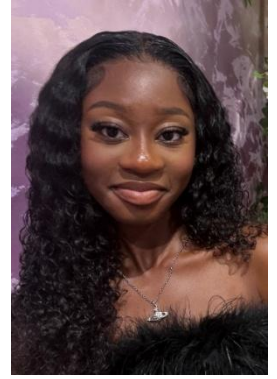
Ellyce Adjei Biney

Birmingham City University

Third Year

Real Estate

Sponsor: UK Land



Third year has been very demanding due to the increased workload and graduate job applications, but the WCCS has helped me immensely by providing me with mentors who have helped me every step of the way and kept me confident.

Although my journey took a turn from last year as I decided against a placement year, my mentors were very supportive and helped me to find alternative work experience during the summer holidays. I was with the development team at Almacantar and property management at SHW, which grew my confidence in the sector.

The bursary has also ensured that finances are not an additional worry during my studies and has allowed me to travel for experience opportunities and interviews. It has made such a huge difference over the past three years, and for that I am immensely grateful.

I would like to give a big thank you to Brooke Collins, Karen Martin and Diane Martin, who have been the best pillars of support since I began my undergraduate journey. I would also like to thank the WCCS and my sponsor UK Land for their generosity. I look forward to finishing the year to the best of my ability.

Iremide Ajayi

Nottingham Trent University

Third Year - Placement

Property Finance and Investment

Sponsor: Trilogy



I am currently a third-year university student studying Property Finance and Investment at Nottingham Trent University, and I am undertaking my sandwich placement year with Axis Property Consultancy, where I have now successfully completed four months with the company.

During my time at Axis Property Consultancy so far, I have developed a strong understanding of property valuation, including how to value properties and the different valuation methods used across the real estate sector. This experience has enabled me to apply the theoretical knowledge gained at university to practical, real-world situations, strengthening both my academic understanding and professional competence.

Alongside technical skills, I have learned the importance of producing clear, professional reports, effective communication, and maintaining strong client relationships.

I have significantly improved my report writing abilities and further developed my Excel skills, both of which have been essential in supporting valuation work and day-to-day tasks within the business.

I am thoroughly enjoying my placement year and have already learned a great deal during my first four months. The experience has been extremely beneficial to my personal and professional development, and I look forward to continuing to build on these skills throughout the remainder of my placement.

Once again, I would like to sincerely thank WCCS, my sponsor Trilogy and Karen for their ongoing support and guidance throughout the process, particularly for their help in securing my placement year. Their support has been invaluable, and I am extremely grateful for the opportunities provided.

Raihan Chowdhury

University of Reading

Second Year

Real Estate

Sponsor: Helical



First and foremost, a big thank you to my sponsor Helical, and my mentor Lois. It was a pleasure meeting the team, and I found the work experience extremely valuable. I gained insightful guidance and was able to further develop and refine my CV, which I am very grateful for.

The bursary has significantly eased financial pressure with university life and has allowed me to focus fully on my studies without distraction. I cannot overstate how appreciative I am of this support; there have been many moments where I have paused simply to reflect on how blessed I am to have received it. This support is far more than a bursary, it is a huge package that I know will open many doors for me in the future.

My first year went by very quickly, my favourite module being "Property, Law, Rights and Institutions". There was something about the gradual changes of the law over the years that has kept me engaged in the subject.

I'm also glad that the first-year assessments did not count towards my degree, as it allowed me to adapt to the exam and essay style. As a result, I feel much more confident about my upcoming exams in January.

I have been applying to some internships for the summer of 2026, which I understand not everyone can secure a spot, however that will not stop me from reaching out to places that do not offer one. The worst that can be said is "no".

Finally, I wanted to give my sincere thanks to Karen, who has been an invaluable source of support throughout the year. Her willingness to help and reassure me that no question is ever too small has made a significant difference, and I am grateful to know that I can always reach out should I need additional guidance.

Noel Dawit

University of Cambridge

Final Year

Land Economy

Sponsor: Silvertown



The past year of my university journey has been both intense and rewarding. Balancing my academic commitments while completing my full term as JCR President has kept the year filled with constant activity, leadership responsibility, and steady academic progress.

Academically, I've continued to find my papers stimulating, particularly enjoying the economics and law side. Managing my dissertation alongside my coursework and wider commitments has pushed me to sharpen my time management and organisation even further.

Finishing my term as JCR President allowed me to lead a diverse committee and work closely with senior college staff. A highlight was steering discussions around rent and student wellbeing, shaping outcomes that will benefit future students. It has been an incredibly formative experience.

This year, I was honored to receive the Future Black Leaders Award 2025. This recognition has been hugely motivating and has opened doors to mentorship and new opportunities that I'm excited to build on as I move forward.

The bursary has once again been invaluable in allowing me to fully participate in university life. It has enabled me to attend key events such as formals, purchase essential books, and cover core living costs including utilities and rent. Without this support, navigating academic and leadership responsibilities would have been significantly more difficult.

I am also pleased to share that after graduating I will be starting my career in consulting, a path that aligns closely with the analytical and leadership skills I've developed throughout the year.

I remain deeply grateful to my sponsors – Silvertown, my mentor Paddy Allen, and the WCCS – for their constant support. Their encouragement has played a central role in my development, and I look forward to making the most of the opportunities ahead. Thank you for believing in my potential.

Many thanks,
Noel Dawit

Ayo Fagbesa

Aston University

Second Year

Construction Project Management

Sponsor: Hollis



My experience with the WCCS bursary and my summer internship at Hollis has truly changed my life in the best way possible. The bursary relieved a huge amount of financial stress during my first year at university, allowing me to focus on my studies and enjoy the transition into university life.

The internship at Hollis gave me valuable real-world experience, helped me build confidence, and allowed me to develop important professional skills that will benefit me in my future career.

I would also like to give a special shout out to Vicki Palmer for her continuous support and guidance, which made my first year so much easier and more enjoyable.

Now, as I move into my second year, I feel more confident, motivated, and prepared for what lies ahead, especially as I now look for placements for my third year.

Lordking Gambrah

University of Westminster

First Year

Real Estate

Sponsor: Tritax



Receiving this bursary has been a privilege. It has enabled me the freedom to commute, buy equipment and resources. It has enabled me to be independent.

To have been one of the few students selected for this, I can only show my gratitude to Karen, Clwyd and the team for selecting me to receive the scholarship and for also being so accommodating in the interview.

My expectation for the year ahead is to pass all my modules for the course and try to achieve a summer internship or at the very least some sort of work experience to add to my CV.

I also look to increase my connections through the events that the WCCS will be hosting as well as broaden my knowledge and use the resources available to me to their full effect. As for the future, my academic aim is to complete my degree at the highest level.

Lastly, I would like to say thank you to my sponsor the Tritax Group. The bursary has already made a huge difference to me. I would also like to thank my mentor Tom – he is helpful and considerate in his advice, and I couldn't ask for better.

Amanjit Ghuman

Nottingham Trent University

First Year

Property Finance and Investment

Sponsor: Association for
Real Property & Infrastructure



Firstly, I would like to thank the WCCS for my bursary. I am very grateful to Lambert Smith Hampton in Nottingham for providing me with my mentor, George Farrell. Also, I am very thankful for the support Karen has provided during my first term at university.

My first term at Nottingham Trent University studying Property Finance and Investment has been so fun, exciting and interesting! I have enjoyed having independence despite its challenges and I have been fortunate enough to be able to focus on my studies and social life without financial worries thanks to the WCCS and my sponsor.

I have been challenged academically, studying new concepts that have been difficult but also very interesting such as planning, construction and sustainability. I have also been able to meet so many new friends.

Overall, this semester has been a fantastic start to my university journey, and I am excited for what lies ahead as I continue to grow academically, professionally and personally.

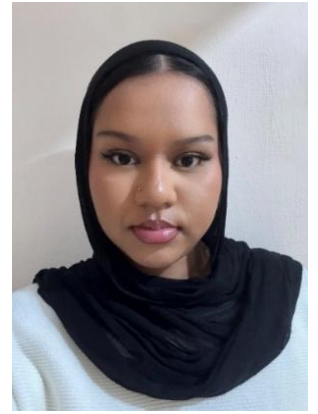
Sadia Kabir

University College London

Second Year

Urban Planning and Real Estate

Sponsor: James Andrew International
with First Investment



I would like to say a huge thank you to everyone at James Andrew International and First Investments, and to my mentor Tenika Young at Savills, for all the support and guidance throughout my studies. Their advice and encouragement have been invaluable in helping me navigate university and better understand the property industry.

A warm thank you to everyone at James Andrew International for the opportunity to spend one month with the team over the summer, where I gained valuable insight into the commercial property sector and learnt so much while working alongside such a supportive and welcoming group of people.

I am also very grateful for the Pathways to Property Programme, which helped open the door to these opportunities before receiving the bursary and played an important role in developing my interest in the built environment.

As a student studying sustainability-related modules, I have become more aware of the impact of climate change on cities and buildings, and the responsibility the real estate sector has in delivering more sustainable outcomes. Learning about these challenges has strengthened my motivation to contribute positively to the built environment in the future.

Thank you again to JAI and First Investments for their continued support.

Schaun King

University of Reading

Final Year

Real Estate with Urban Planning and Development

Sponsor: The Portman Estate



First, I would like to extend my sincere thanks to the WCCS organisation and my sponsor, The Portman Estate, for their continued support throughout my university journey, including invaluable work experience opportunities and consistent one-to-one mentoring.

Final year has been an exciting transition into more quantitatively focused study. I am currently completing an empirical report examining the relationship between green space and housing prices, among other variables.

Since my last update, I completed a successful summer internship at Savills, which converted into a graduate offer that I am excited to begin.

I also completed the LandAid Peak District Hike for Youth Homelessness, for which I'm still accepting donations, contributing to fundraising efforts for youth housing charities.

The modules I'm taking this year include Real Estate Portfolio Management, Quantitative Techniques and Statistics, Development Appraisal, Real Estate Securities, Project in Finance and Investment, and Real Estate Asset Management.

Overall, the past two years at university have been fun and extremely positive, made possible by the ongoing support of both WCCS and The Portman Estate.

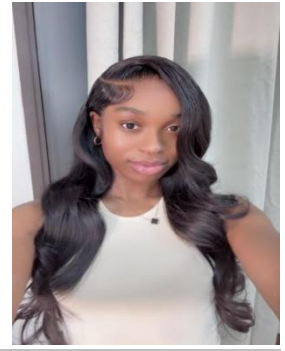
Abigail Matete

University of Reading

First Year

Real Estate

Sponsor: Cadogan



I am a first year Real Estate student who has successfully completed a Foundation year at the University of Reading, I am extremely proud to reflect on all the experiences, opportunities and most importantly the support that have shaped my journey so far. Firstly, I'd like to use this opportunity to extend my gratitude to Cadogan and the WCCS for the exceptional support and encouragement I have been fortunate to receive. Their financial assistance and guidance have eased the pressures of university life and have deepened my passion for the Real Estate industry. I appreciate that this programme has opened numerous opportunities for personal, academic and professional development.

For a majority of my time at sixth form, I was unsure about what career I wanted to pursue. That's why attending the Pathways to Property Summer School in 2023 is truly where my journey began. It was the moment everything changed for me. I was exposed to the Real Estate industry for the first time, which made me realise there's more to what I am currently studying. I finally felt inspired and excited about a future that I could genuinely see myself in. The four-day experiences filled with lectures, site visits and networking gave me the direction and confidence I had been searching for.

Alongside my studies, becoming a Student Ambassador for the Pathways to Property Programme has been one of the highlights of my first year. Representing both the university and the Real Estate department, while guiding and supporting aspiring students, especially knowing I was once in their position myself, it has truly been a privilege. This experience has not only allowed me to grow but it has boosted my confidence and communication skills, making me truly feel at home here.

I would also like to express my heartfelt appreciation to Karen, I first approached her this summer at the Pathways to Property careers fair, and that initial conversation has led to the life changing support she has given me ever since. Knowing she is always there to check in on me and my studies, answer questions and offer me advice whenever I need help on anything has really made a huge difference to my experience here at university.

Aainea McLean

University of Reading

Second Year

Real Estate and Finance

Sponsor: Fisher German



Being in my second year at the University of Reading has been very motivating so far! This is because I have settled in better compared to first year as I am more focused, have solid friendships and a better understanding of my course in general.

During my first year, I got unconditional support from my sponsor and mentor, Sam Peters, at Fisher German as I was able to do work experience for the day and this is where I got to meet the team and got to visit multiple sites during that day. It helped me understand Fisher German more and what they do. Moreover, I am very grateful for Sam and our fortnightly mentoring sessions as he checks in on me, gives me articles to read and helps me with my assignments.

I'm really grateful to WCCS as they have supported me endlessly with internship applications and interview prep; in turn this led to me getting a month-long internship at Tritax Management LLP, where I got the opportunity to explore a career in asset management and bounced between the public and private market teams. I also got to work with the ESG team which let me understand sustainability better and why it's an emerging sector.

I express a lot of gratitude to Karen as she's always there for me and supports me in every way possible, even if that's with my personal life, my coursework or work experience. I have also developed a much stronger sense of professional confidence and self-belief. This was done through mentoring, internships and regular exposure to industry professionals. I now feel more comfortable communicating in professional settings and asking informed questions.

This year has also provided me with much greater clarity regarding my future career direction within real estate. Gaining exposure to asset management and working across both public and private market teams helped me understand how different areas of the industry operate. Due to this, I have been able to identify which areas of real estate align with me the most and this has allowed to me to be more intentional when applying for future opportunities and planning my career.

Mary Melindji

University of Reading

Final Year

Quantity Surveying

Sponsor: Colliers



My involvement with Pathways to Property began in Year 12, helping me build a strong connection with WCCS. This experience laid the foundation for my journey into the property industry and provided early exposure to its opportunities. I am grateful to the team for facilitating this pathway and to my sponsors at Colliers, especially Rob Kendall, for their ongoing support throughout my degree.

Now, as a final-year Quantity Surveying student at the University of Reading, this journey has been one of significant growth and purpose. Stepping into the role of the first-ever student board member for Pathways to Property has allowed me to contribute meaningfully to the programme while mentoring the next generation aspiring to join the property industry.

This year has also brought incredible recognition, as I was honoured with the South-East Regional Women in Property Award - a milestone made possible through dedication, the encouragement of my professors and the outstanding network I have at WCCS.

Another highlight was an exclusive site visit with McLaren at 318 Oxford Street, (formerly House of Fraser), which expanded my technical and heritage understanding, showcased how retrofitting preserves heritage and strengthens communities, demonstrated how social value can not only be protected but enhanced, and broadened my professional network while giving me valuable insight into high-level construction environments.

Building on these experiences, I am delighted to return to Hollis as a Cost Manager when I complete my degree, a step I am deeply grateful for. I owe sincere thanks to my mentor Vicki Palmer, as well as Karen Martin and Clwyd Roberts, whose guidance has inspired me, opened doors, and positioned me confidently for the next stage of my career.

Jessica Morgan

Harper Adams University

First Year

Rural Enterprise and Land Management

Sponsor: Association for Real Property & Infrastructure



I am currently in my first year at Harper Adams University and have recently completed my first term studying Rural Enterprise and Land Management. I have thoroughly enjoyed this transition into university life and found the course both engaging and rewarding, providing strong foundations for my future career within the rural sector.

I am extremely grateful to the WCCS Bursary Programme for its generous support, which has played an important part in enabling me to begin my university journey and focus fully on my studies. This support has given me valuable reassurance and motivation as I progress through my degree.

I would also like to express my sincere thanks to Karen and Diane for their continued guidance and mentorship throughout this term. Their reassurance, advice and encouragement have been invaluable in helping me settle into university life and grow my confidence both academically and professionally.

During this term, I have developed a particular interest in valuation and rural land issues. I am especially drawn to how these areas incorporate sustainability alongside economic viability, environmental responsibility, and socio-cultural impacts within rural communities.

These themes have sparked my ambition to pursue a career that balances commercial success with long-term rural stewardship.

Looking ahead, I am actively exploring opportunities to gain relevant work experience and am particularly interested in securing experience with my mentor, Savills, Telford. I believe that this exposure will enhance my understanding of professional practice and allow me to apply my academic learning in a real-world context.

Overall, my first term has been extremely positive, and I feel motivated and focused as I continue my studies at Harper Adams. With the continued support of the WCCS Bursary programme and my mentors, I am excited to build on this foundation and work towards my long-term career goals.

Many thanks,
Jessica Morgan

Michelle Mwarewangepo

Nottingham Trent University

First Year

Property Development and Planning

Sponsor: Clipstone



Reflecting on my first semester studying Property Development and Planning, I can truly say it has been an interesting and engaging turn in my life.

The shift from being at home studying A-Levels to the university lifestyle has not been easy, with a challenging workload and an unfamiliar environment, however my curiosity and passion to do well coupled with the support from Karen Martin, has driven me outside of my comfort zone and pushed me to engage with new things.

Within my university life and studies, I have noticed every day to be more different than the last, with each bringing their own challenges and rewards. Listening to each lecturer's insight and experiences, as well as opportunities to work with my peers in seminars, have drawn me further into my work. In particular, I most enjoy my planning and land use module, which has taught me more about the city I now live in as well as the history and inner workings of planning systems on a national level.

Aside from my studies, I have been fortunate to be able to build on myself and new hobbies, such as travelling and meeting people like myself. This is just one of many examples in which the bursary has changed my life, as it has allowed me to develop my character in ways I would never have considered due to financial strain.

Considering this, I would like to extend my heartfelt gratitude to my sponsors at Clipstone who warmly greeted me at the start of my term whilst simultaneously exposing me to the different branches that real estate has to offer. I am forever grateful for this gift, as it has given me a whole new perspective on my future. As I continue my university journey, I look forward to continuing my studies and finding opportunities to build connections in the real world.

King Ogundana

University of Manchester

Final Year

Planning and Real Estate

Sponsor: M7



Being in my final year has had me feeling excited, motivated and anxious at the same time. Over the past year, I have learned that rejection is a natural part of the professional journey. Although I was unable to secure a placement year, the experience has encouraged me to identify what I need to improve and continue putting myself forward.

I would like to sincerely thank M7 for sponsoring me over the past three years, as their support has given me access to opportunities that I would not have been able to pursue otherwise.

I am also very grateful to Karen Martin for her continued guidance and support, and to Jack Moates for mentoring me and offering valuable insights that I may not have recognised on my own.

Adeshola Olamide-Daniel

University of Reading

Final Year

Real Estate

Sponsor: Global Mutual



Firstly, I would like to extend my gratitude to the amazing support from my sponsor Global Mutual and the WCCS Bursary Programme over the past year. I appreciate their support, both financially and academically, and know that I can call on them throughout my studies.

Currently, my first semester of final year has been more challenging than second year and has taught me resilience and the importance of juggling the workload of assignments. Meanwhile, I have also expanded my knowledge of the built environment through my modules in development processes and appraisals.

This summer, I am proud to share that I had the opportunity to intern at multiple firms - The Portman Estate, LocatED and Global Mutual. These experiences allowed me to apply skills and knowledge learnt from my past modules in sustainability, planning and development, while influencing my interest in Asset Management and Development. Real work experience gave me insights into the public realm, which has influenced my ideas about future career development.

Finally, I would like to extend special thanks to Mark Carrington, Margherita Minetti, Katie Balderson, Diane Martin and Karen Martin for all the support throughout the year.

I'm deeply grateful for the opportunities and the experiences this bursary has created for me, and I'm looking forward to making meaningful contributions to the property sector. Thank you again for all of the support over the years!

Kind Regards,

Shola Olamide-Daniel

Sara Patel

University of Manchester

First Year

Planning and Real Estate

Sponsor: RICS



So far, my year has been amazing. I've had the opportunity to connect with so many people and have been exposed to new experiences that have made the transition into university both exciting and rewarding. Settling into university has helped me grow in confidence whilst adapting to new academic expectations.

I've really enjoyed engaging with my course and exploring topics that have strengthened my interest in the built environment, particularly sustainability as a practice rather than just a concept.

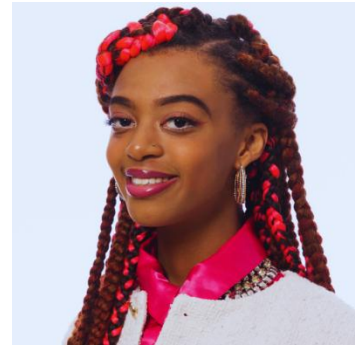
I would like to express my sincere appreciation to my sponsor, RICS, and to the WCCS for securing me with a mentor. A heartfelt thank you goes to Karen, whose guidance has been invaluable to me as I navigate my first year as a university student and all the responsibilities that come with it.

Not only has this bursary eased a significant financial burden but it has also provided me with opportunities to contribute to my professional development, allowing me to focus fully on my studies.

Ultimately, my first semester has been the best start to university that I could ask for, and this was made possible by the support I have received. I am so grateful for this opportunity, and I could not be more excited to see what the future holds!

Ezra Paul

University of Reading Second Year Real Estate Sponsor: RICS



My return to second year has been incredibly rewarding. I've started this year stronger and more focused on my academic goals, fully aware that this stage of my degree is where the real foundations for my future career are built. With the support of my mentor through the SEO programme, an opportunity introduced to me by my previous RICS mentor James Hicks, I have already begun applying for internships. The knowledge, guidance and work experience James provided last year played a huge role in helping me complete my first year with confidence.

I would like to thank RICS for their ongoing sponsorship and the WCCS for the opportunities I have gained through being on their bursary programme.

I am optimistic about my future within the built environment and am currently working toward securing an internship in asset management or retail agency. My interest in these areas grew from my work experience with the Apache Capital Investment team, as well as my Savills Retail Agency spring week during my first year.

I am especially grateful for Karen, who has supported me from the very beginning, even before I joined the University of Reading. She has been there since 2023, when I attended the Pathways to Property Summer School in Year 12, and she continues to guide me today. Whether it's encouraging me to stay focused on my studies, pursue my driving licence, or holding me accountable to my long-term goals, Karen's support has been instrumental in my progress. Her belief in me has strengthened my confidence and shown me that I can achieve great things in the real estate sector.

I aim to give back and create opportunities for others. I have already begun this journey by returning to Pathways to Property as an ambassador and mentor, giving back to a programme that once opened doors for me such as work experience with Savills in their Valuations department.

Ameera Rizwan

University of Westminster

Second Year

Real Estate

Sponsor: Bridges



My second year at university has been incredibly rewarding so far, and it's going by so quickly. I've really enjoyed settling into this stage of my Real Estate degree, especially now that I'm beginning to explore the course in more depth. One of my favourite modules this year has been Commercial Practice. Valuations are finally starting to make sense, and my lecturer explains everything so clearly that I genuinely look forward to each class. I'm also enjoying Housing Law, Sales and Practice, particularly as we're learning more about estate agency marketing and preparing for a coursework project based on creating a sales, which I'm excited to get started on.

This year, I've pushed myself to take every opportunity to grow professionally. I've attended a wide range of networking events, including LocatED, LREF, Savills BHM event, the CBRE Insight Day, and several others through The Land Collective and the Accession Network. I also volunteered at the PropTech Connect conference as part of the VIP registration and event success team, which was a great experience. Alongside this, I completed multiple work experiences with SHW, LocatED, Bridges Fund Management, and others, each of which gave me valuable industry insight.

Outside of real estate, I've continued giving back through volunteering with children who have experienced neglect or abuse at the charity called Solidarity Sports, and by mentoring Year 10 and 11 students through the National Grid x Generating Genius Pay It Forward programme. I also found a mentor through the Mount Anvil website, and that relationship has already been incredibly beneficial.

I remain deeply grateful for the support surrounding me this year. A huge thank-you to my sponsors—Bridges Fund Management, Barbara, and Fabi—whose continued mentorship has opened doors and guided me through new challenges. I would also like to thank P2P and the WCCS, especially Karen, who has consistently been a pillar of support and someone I can rely on. The bursary has once again made a significant difference, eased financial pressures and allowed me to focus fully on my studies, networking, and wellbeing. I'm truly appreciative of everyone who has helped shape this fast-moving and transformative second year.

Tiannah Rock-Lynch

University of Reading

First Year

Real Estate

Sponsor: Clearbell



Being a first year studying Real Estate at the University of Reading and a WCCS bursary student sponsored by Clearbell Capital LLP, has been incredibly exciting. I began the year focused on both my academic goals and my personal development.

I have joined the Reading Undergraduate Women's Football Club, making time to revisit my passion for competitive sports. In addition, I am now a Student Ambassador for Pathways to Property in hopes to give back to an industry that has been so generous towards me and that I feel so passionate about. I look forward to hopefully inspiring and guiding students of similar background to myself, making them aware of all the opportunities available as well as building their self-confidence within the industry.

My mentor at Clearbell Capital LLP, Tina Paul, has been incredibly supportive of my goals and encouraging. She has supported me in building my CV, which I have now used to apply for an internship during summer 2026. In addition, when visiting Clearbell, I found everyone really welcoming.

Coming from a family with no familiarity with university, I am especially grateful for the regular communication and support from both Karen and Tina. Their guidance has reassured me and helped me feel less alone in this new journey. This has ultimately helped me to gain more confidence in this new environment. Overall, I feel positive about continuing to progress towards my future in the property industry, and I am confident in the guidance and support available to me.

The bursary and mentoring support have been incredibly transformative, easing financial pressure and enabling me to pursue a career path previously unimaginable to me. I am deeply grateful for everyone who contributed towards me taking this step towards my dream career.

Michael Senyah

Loughborough University

Final Year

Quantity Surveying

Sponsor: Ocorian



I have settled incredibly well into my final year of Quantity Surveying at Loughborough University. The transition into this crucial stage of my degree has been smooth, and I feel more focused and determined than ever. Building on the foundations I laid in my second year, I am thoroughly enjoying the advanced challenges and the depth of the modules this year.

A major focus for me currently is my dissertation, titled 'The Trustworthiness of AI in Construction.' It is a topic I am deeply passionate about, as it explores the intersection of emerging technology and traditional quantity surveying practices. Investigating how artificial intelligence can be reliably integrated into our industry has been fascinating, and I am enjoying the opportunity to contribute research to such a relevant and evolving field.

I want to express my gratitude for the financial support Ocorian has provided. This funding has been a massive weight off my shoulders. University life comes with significant financial pressures, but your sponsorship has allowed me to set those worries aside and channel all my energy into my academic performance. Being able to focus purely on my studies without the distraction of financial stress has made a tangible difference in my grades and my overall wellbeing.

I must also say a special thank you to my mentors. Their guidance during my coursework last year was instrumental in helping me get through the year successfully. Having access to their industry knowledge helped bridge the gap between academic theory and the real-world standards expected of a surveyor. Their support gave me the confidence to push through difficult deadlines, and that momentum has carried me into this final year.

Looking ahead, I am now actively going through the process of applying for graduate jobs. It is a competitive and busy time, but I feel well-prepared and excited to take the next step in my career.

Thank you again to Simon Burgess and Ocorian for your continued belief in me. Your sponsorship has not only supported me financially but has also empowered me to aim higher in my career.

Kind Regards, Michael

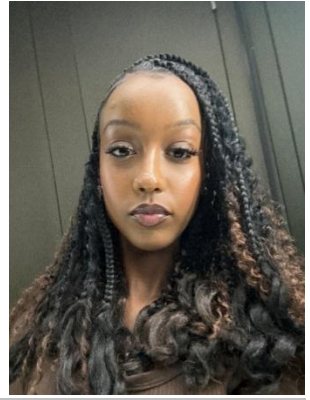
Hodo Suleiman

Oxford Brookes University

First Year

Real Estate

Sponsor: WCCS



My first term of first year at university has been full of new changes, a new environment and honestly a new world. From moving to a place, knowing nobody and not knowing what to expect, it'd be hard to say it came with no flaws, but I'm glad to say I was able to triumph through and conquer all the fears and hardships that came my way! Having now adjusted to the new academic lifestyle I've now successfully completed semester one.

Taking my course and the different modules has allowed me to take on a new perspective with a more enhanced and intellectual approach. This has only motivated me to further excel in the career and absorb my lecturer's expertise as best as I can.

I must express my profound gratitude for receiving the WCCS bursary and being a part of the network, as the opportunities this has provided have been phenomenal.

This experience has been a financial relief, but also a reassurance enabling me to achieve what I never believed I could. It helped me become the first generation in my family to go to university and prepare for a career that gives me hope for future independence.

I am thankful for everything the bursary comes with, as my mentor, Tenika Young from Savills, has been a huge help. Her insight and expertise have much been appreciated. Also, a massive thank you to Karen, who has always been engaged in every step of my journey. Her warmth and continued guidance will always be of value and cherished dearly.

Jason Tankum

Nottingham Trent University

Final Year

Property Finance and Investment

Sponsor: DTRE



Over the summer I was privileged to land a role at Knight Frank in the innovation team where I worked with AI/PropTech companies to improve the operational efficiencies of KF as well as the client experience.

This internship was very insightful and opened me up to different paths I can take within the world of real estate. Thankfully, I managed to convert this into a graduate scheme which has taken a lot of the weight off my shoulders regarding trying to find a job post-graduation, allowing me to focus on my studies.

I am now in my third year, striving to complete the year with a 1st class, however the first semester has become exponentially difficult in comparison to the previous years as the course has become more finance-centric, featuring modules such as Real Estate Funding, Investment Appraisal & Valuation and Property Investment, which I have found both challenging and engaging.

The support I receive from DTRE, Karen, and the WCCS team continues to make a significant difference. Their guidance has helped me stay motivated and consistently perform well, and I am grateful for their ongoing encouragement.

Samuel Tewodros

University of Cambridge

Final Year

Land Economy

Sponsor: Global Holdings



Hi there,

I just wanted to share a short update now that I'm in my final year at Cambridge, and to say a genuine thank you for the support I've received over the last few years.

To keep it real - for the past two years, I honestly haven't had to think about money at all, and that has been one of the most helpful things about my university experience, especially living independently. That freedom from financial stress is huge. It's allowed me to stay focused on my studies and personal development without constantly worrying about spending or making ends meet.

This is something I genuinely pause and reflect on sometimes - what my experience at university might have looked like without the support of a bursary. Thinking about that really puts things into perspective. I'm honestly smiling as I write this, because I feel very grateful and very aware of how blessed I've been.

Beyond the financial side, I've also been really thankful for the wider support around me. I've had help from careers mentors who not only supported my preparation for internships, but also went further - sending me articles and ideas that genuinely helped shape my dissertation and academic thinking. For me, yes, the financial support has been incredibly important, but just as meaningful has been knowing there's a group of people who care and want to see me do well.

Since my second year, I've been able to build on this stability - completing a summer internship in investment banking, taking on leadership roles, and now focusing on finishing my degree strongly while preparing for what comes next after graduation.

As I come towards the end of my time at Cambridge, I just wanted to say how thankful I am. Having both financial security and genuine support has made a real difference to my experience here. week in business/finance and real estate.

Aria-Rai Wood

Harper Adams University

First Year

Rural Enterprise and Land Management

Sponsor: RICS



I am currently in my first year at Harper Adams University and have completed my first term studying Rural Enterprise and Land Management. This opportunity has been made possible through the generous support of the WCCS Bursary Programme, and my sponsorship from the RICS. I am deeply grateful for the assistance that has allowed me to pursue the career I have wish to have.

I would like to say thank you to the WCCS Bursary Programme for its invaluable support in enabling me to begin this journey. I would also like to say thank you to Diane my professional mentor for the guidance and advice that has been provided so far in relation to my course. Diane has provided insights into my course that have been extremely helpful and motivating. Additionally, I would like to say a big thank you to Karen for her reassurance and guidance throughout my university journey so far. This support has helped me settle in and feel confident during this transition.

My first term has been going very well, and I am thoroughly enjoying the course and everything it offers. The modules are engaging, and I am excited about the practical and theoretical knowledge I am gaining, which will be essential for my future career.

Looking ahead, I wish to begin working towards achieving my Chartership through RICS during my placement year in the third year. Furthermore, I'm looking forward to gaining some additional work experience which is being provided for me by Savills of Telford, for which I am very thankful. This bursary has not only provided financial support but has also given me the confidence and resources to pursue my ambitions. With the guidance of my mentor and pastoral support, I feel well-prepared to make the most of this opportunity and progress toward my long-term goals.

Many thanks

Aria-Rai Wood

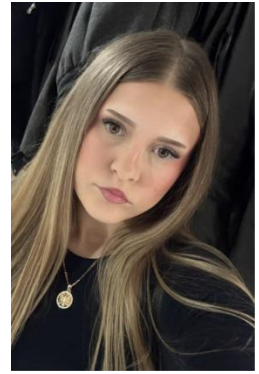
Marigona Zymeri

University of Westminster

First Year

Real Estate

Sponsor: GMS Estates



I've settled well into my first year of Real Estate at the University of Westminster. It's been an amazing start, and I already feel much more confident and motivated as I get used to university life and everything that comes with it. The course is exciting, full of new opportunities and new trips. I'm really enjoying learning about the real estate industry in depth. I've especially enjoyed improving my Excel skills, which has helped me feel more prepared for the analytical side of the sector.

The support from the WCCS bursary has made a huge difference in helping me settle in and stay focused. The guidance and mentoring have boosted my confidence and helped me understand what the industry expects. I especially want to thank Karen for being such a kind and supportive mentor. Her advice and encouragement have meant so much to me as I navigate my first year.

One of the highlights so far, has been visiting my sponsor, GMS Estates, and meeting my mentor, Jake Sciberras. It was a great experience to see how a professional firm operates, and it motivated me even more to work hard and take every opportunity that comes my way. I feel excited about the future internships and work experience I can gain throughout my degree and through networking, as they'll help me build real skills and explore different areas of real estate and see which suits me best!

Overall, settling into university life has been smooth, and I'm proud of the progress I've made from my coursework (group work, especially), to developing new skills and building my confidence by making new friends. I feel focused, supported and genuinely excited for the journey ahead.



Long Term Impact

With the WCCS bursary programme now having run for a number of years, many students have completed their university course whilst supported by the bursary, and are established within the property industry:

Jessica Soares-Paim

University of Cambridge Graduate 2025

Land Economy

WCCS Bursary Student 2022-2025 – Sponsor: AEW

Role: Graduate Analyst, BNP Paribas

The WCCS Bursary has made a profound difference, not just in my academic trajectory, but in my life. It significantly eased financial pressures of all 3 years at university, allowing me to fully focus on my studies. I consider it one of the main reasons I was able to achieve a First.

But beyond the financial support, being part of WCCS meant becoming part of a community. Through the bursary, I connected with others in similar situations - people who understood the challenges, uncertainties and moments of self-doubt that can come with pursuing higher education. That sense of solidarity was truly invaluable. It provided strength, reassurance and the reminder that I wasn't alone.

And of course, I can't talk about support without mentioning Karen - who became nothing short of a fairy godmother to me over these three years. Her guidance, kindness, and unwavering belief in me made a lasting impact I'll never forget.

Therefore, I say that the bursary isn't just a practical lifeline; it's something deeply human and transformative. I'm incredibly grateful to have been part of it. And I do hope many more generations get to join the WCCS family too.

Roshan Pandey

University of Cambridge Graduate 2023

Land Economy

WCCS Bursary Student 2020 -2023 – Sponsor: M7

Role: Investment Analyst, Greystar

The bursary helped me a lot in keeping me comfortable with regards to my finances in university. I did not feel the need to take on additional work and was able to spend all of my time on my studies and things I enjoyed doing. It was also especially helpful during the interview period where I would travel from Cambridge to London for interviews, very frequently.

Equally important was engaging with the other resources which the program provided me with, my mentor and opportunities provided by my sponsors. I completed an internship at M7 in my first year and this provided a real stepping stone for my second internship and now my role at Greystar.



Thank you

The Reading Real Estate Foundation would like to express its gratitude to the Worshipful Company of Chartered Surveyors for its ongoing support of the Pathways to Property programme.

Supporting another nine students in 2025/26 in the form of bursaries and mentoring, along with your project donation, brings about significant positive change and opportunities for the young people we work with. The testimonials demonstrate how the recipients of your support have made the most of the opportunity you have provided.

2025 was a really successful year for the Pathways to Property programme. We saw continued growth in the number of young people attending our events, with 143 coming to the summer school, and another 122 attending one of our Insight Days. 38 students from our 2024 cohort have gone on to study or work within the property sector. This would not be possible without the support of WCCS, and we look forward to working with you to build on this success in the future.

Thank you on behalf of all pathways participants past, current and future.



Kerry Johnston

Director of Engagement, Employability & Entrepreneurship
Executive Director, Reading Real Estate Foundation (RREF)
Henley Business School



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