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Nota di contenuto	CONTENTS; EDITORIAL ADVISORY BOARD; Editorial; The appraisal of urban regeneration land; Real estate portfolio construction and estimation risk; The reporting of risk in real estate appraisal property risk scoring; An investigation into the expression of uncertainty in property valuations; LAW BRIEFING Compulsory purchase and compensation update; Reviews
Sommario/riassunto	In these matters the only certainty is that nothing is certain (Pliny the Elder, AD 23-79).This issue is a themed issue looking at "Uncertainty and risk in real estate".Uncertainty is an integral part of real estate investment, valuation and development.