



## The IHI Surveys move forward

The Home Purchase Survey continues to gather momentum. Copies were circulated at the AGM, together with a proposed draft Valuation Report. The rumour from other organisations that IHI have spent in excess of £10,000 developing the HPS is entirely untrue as the accounts show. The IHI have not spent 1p on the HPS. All costs have been met personally by myself as I own the copyright, but will give the HPS to IHI when it is ready for publication. The HPS will aim to have two strands of audit, and in particular consumer accreditation, both of these issues are progressing.

It should be noted; the HPS will never be financially supported by the membership fees of DEAs or those HI Surveyors who do not wish to be part of the HPS scheme. The HPS will stand on its own merit, and Council set up a company, **Licensed Surveyors Limited** (presently dormant) which may act as a vehicle so that financial matters are absolutely transparent to DEAs and Energy Assessors.

Moreover, as IHI develop **Energy Reports** so that energy assessors can offer their clients a wider range of professional services, those activities will also be clear.

Unlike other institutions, the IHI will insist its members only practice in those fields they are qualified and insured to undertake. **Energy Assessors** will have some protection, as they are required to belong to an Accreditation Scheme, for the production of EPCs, but what about other forms of energy survey? Valuation surveyors within IHI will not be permitted to undertake condition surveys, unless they hold DipHI or a recognised building surveying degree. Likewise valuations can only be done by qualified valuation surveyors, which will include those with the valuation module for DipHI. However strict this may sound, it must be a cornerstone of providing excellent professional service to consumers of the highest merit. We have all seen for decades the watering down of our professional status, and more so by general practice surveyors who are not trained in building defect, providing spurious and inconclusive survey reports. Resulting in poor service to consumers, discredit to all qualified surveyors, and increased PI and litigation claims. IHI members will only practice in their qualified field of expertise. IHI members will not hide behind the generic term 'surveyor' to fool the public. Currently very many 'surveyors' who undertake condition surveys are neither qualified or experienced sufficiently to do so, and yet their institutions permit this unethical practice. Whilst others break their own rules, the IHI will not, and in that way the IHI will build a credible professional institution consumers can trust. It is proposed that Members who are eligible to join the IHI HPS scheme will be known as Licensed Surveyors, as their accreditation will provide them the license to practice in the field.

Further development of the IHI Valuation Report will be undertaken, and this will be compliant with the International Accounting & Valuation Standards, and Section 13 of the Building Societies Act 1986. IHI will aim to obtain direct

approval from the CML in line with their published statement of February 2007 that the DipHI together with the valuation module met all examination standards for the CML.

By the end of November IHI will release a survey format for **Schedules of Condition** free to use for DipHI members. Home Inspectors are now perhaps the most suited surveyors for undertaking these types of surveys. They list the condition of elements in a building without providing a prognosis. There is some small additional skill to be aware of, particularly the issues such as diminution in value, betterment, and the legal differences in 'put in', 'keep in', 'leave in', and maintain; but this survey format will allow DipHI surveyors to extend the work they offer to clients so these documents can be attached to a lease.

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