

Quest delivers Home Condition Survey software to BRE

BRE members now able to receive and complete HCS instructions, via Quest's software

Quest, the UK's market leading provider of survey and mortgage valuation software, has successfully completed the roll-out of a new software tool for the Building Research Establishment (BRE), which enables its members to receive instructions for, and complete the new Home Condition Survey (HCS) reports.

The HCS provides an objective opinion on the condition of a property, based on factual information which is collected at the time of inspection by a qualified Surveyor. The report applies a 'condition rating' to the major parts of the main building and is designed to give potential purchasers an easy to understand overview of a property's general condition.

A recent study by Which? found that whilst 80% of homebuyers said they wanted a survey on the home they are considering purchasing, less than 20% actually commission one. Those that do obtain a survey however achieve an average asking price reduction of £2,000, which is negotiated based on the findings presented to them in the survey, demonstrating the value of such reports.

The Residential Property Surveyors Association provides home buyers with a route to commissioning a HCS, prior to agreeing an offer price, which is subsequently undertaken by a qualified assessor.

Chris Broadbent, Director of Training at BRE said, "The Home Condition Survey provides a condition rating that prospective buyers can use to their advantage when negotiating a purchase. We will manage this product through our existing Certification Scheme, making it available to all who are members of the BRE Home Inspector Certification Scheme and who have undergone our HCS training day, to refresh their skills and familiarise them with the report form."

James Sherwood-Rogers, Managing Director, Quest said: "A property is the most expensive purchase anyone is ever likely to undertake, so it makes complete sense to undertake a survey of the property's condition prior to agreeing an offer. The HCS offers a new survey alternative to buyers, which is commissioned via the buyer's estate agent or conveyancing solicitor, and will offer transparency regarding the condition of the property in question. We are extremely pleased to have been selected by BRE to implement the technology that enables their qualified members to easily receive and complete HCS reports, moving forward."

Mike Ockenden from the Residential Property Surveyors Association added, "RPSA and its members believe it is vital that homebuyers understand that their mortgage lender's valuation is

not a survey and that it is their responsibility to make an informed decision before committing themselves to buy a new property. The HCS has been specifically designed to provide clear, objective information to consumers and carries appropriate insurance to deliver peace of mind. The relatively modest investment in a survey up front can save many thousands of pounds in the long term."

BRE Training is hosting its next Home Condition Survey Masterclass on Tuesday 11th January at their offices in Watford. They are offering RPSA members a discounted price of £100 + VAT. To reserve a place, visit <http://www.bre.co.uk/eventdetails.jsp?id=4667> and quote the RPSA code – rp23sabre to obtain the discount.

For further information on the BRE Home Inspector Scheme, visit <http://www.bre.co.uk> or for further information regarding Quest, please telephone 0844 844 9969 or visit www.questuk.com.

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Notes to Editors:

Home Condition Survey

To be a member of BRE and produce Home Condition Surveys, the surveyor has to:

- Hold the Diploma in Home Inspection
- Follow the inspection standards and code of conduct set by BRE
- Lodge all reports with BRE for regular monitoring and competence
- Have a complaints procedure which includes an escalation route to BRE
- Participate in a Criminal Records check
- For information on joining the Home Inspector Scheme please click [here](#).

BRE has implemented assessment criteria for the Home Condition Surveys. The submitted HCS are quality checked and audited and appropriate further action is taken.

About Quest

Established in 1982, Quest, which is part of Landmark Information Group, is the market leading provider of survey and mortgage valuation software in the UK. Quest has also developed Q-Guard, an award-winning fraud detection and prevention tool that supports the industry in detecting and preventing mortgage fraud.

In addition, Quest also specialises in delivering software applications that allow users to access, develop, collate and share the contents of Home Reports, the Energy Performance Certificate, Home Condition Report and Commercial Energy Reports in a secure electronic environment.

Its technology is integrated with a majority of the DEA accreditation schemes and Scottish Protocols, including RICS and BRE, providing access to the largest resource of assessors for an efficient turnaround.

For further information, telephone: 0844 844 9969, visit: www.questuk.com or follow Quest on Twitter at www.twitter.com/questuk.

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