

Addendum to RICS Home Surveys

Standard terms of engagement

This addendum highlights important amendments to the *Standard terms of engagement*, held within the *Description of Service* for all products in the RICS Home Surveys suite.

The correct documents for each Report can be found here:

- Condition Report
- HomeBuyer Report
- Building Survey

1 Standard terms of engagement

Clause 5 of the Standard terms of engagement now reads as follows:

“5 Cancelling this contract – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the *Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* or the *Consumer Rights Act 2015*, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor’s office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.”

Reason for this change

This paragraph has been updated to reflect changes in legislation. The *Consumer Contracts Regulations 2013* introduced “cooling off” periods for certain types of contracts for services, entered into between a trader and a consumer, where the contract is entered into other than at the business premises of the trader. These are likely to be “distance” or “off premises” contracts (as opposed to “on premises”), and broadly speaking should carry a fourteen day cancellation period.

Control of Asbestos Regulations

The *Control of Asbestos Regulations 2006* have been superseded by the *Control of Asbestos Regulations 2012* and the Description of service has been updated to reflect this.

2 Leasehold properties advice

The unexpired term of lease assumption in the Leasehold properties advice document has been changed from 70 years to 85 years.

The updated document can be found here.
