

Membership update – February 2022

From 28th March 2022 the RPSA will be extending its membership programme to include a new individual Technical level, and an Affiliate membership for firms.

These new membership grades, for the first time, bring together a wide range of residential property service providers under a single and clearly identifiable badge of quality and professionalism.

Who are the professionals who will become eligible to join the RPSA?

Technical membership is open to those with a level 3 qualification or equivalent. This includes practitioners experienced in snagging, energy assessment, inventories, dilapidations, and other related activities.

Affiliate membership is for firms where more than 50% of their active relevant practitioners are already members of the RPSA but who, as an organisation, want to demonstrate their professionalism by being part of the RPSA family.

Why are we introducing these new membership levels?

For consumers it can be very difficult to identify professional advisers who specialise in the residential sector. Other surveyors organisations tend to extend membership through commercial and other sectors making it difficult for home buyers, sellers and owners to find the right source of knowledge. For the first time the Residential Property Surveyors Association will be bringing together all of those professionals under one clear and unambiguous trust badge. This will benefit consumers and will help focus attention on the RPSA as the primary resource of residential specialists.

Isn't this treading on the toes of other professional bodies?

No. The RPSA is not endeavouring to marginalise, dominate or replace those organisations that already represent, train and regulate those carrying out residential surveys of different types. Indeed, many existing RPSA members already co-accredit with two or more professional groups, each of whom bring different member benefits. But for the consumer it is confusing and can be difficult to understand who they should turn to for sound professional advice. By working with established organisations we are creating one clear and simple "trust mark" of quality for residential surveyors, of all types, who place quality and service as their guiding principles.

Won't this water down the value of RPSA full membership?

No, exactly the opposite is the case. Recognising the RPSA badge as a mark of quality in the residential sector will attract more consumers to seek out individuals and firms who display the RPSA logo to demonstrate their professionalism.

We know that confusion is a big barrier for a consumer, be they a home buyer, home seller or home owner. The Residential Property Surveyors Association "does what it says on the tin" clearly demonstrating how and where we operate. Removing confusion will attract more customers to our door.

Why should I join the RPSA?

The RPSA has already established itself as the leading professional association representing residential surveying specialists. We have exceptional communication channels with all sectors of the home buying and selling industry up to national and Government level and have demonstrated our willingness and ability to innovate and pioneer. Our leadership in industry stakeholder collaboration has led, for example, to ground-breaking developments in the creation of snagging standards and guidance for surveyors and valuers.

By extending membership to include other activity groups within the residential sector we bring standards, professionalism and visibility to practitioners who have, until now, lacked a cohesive identity.

For independent residential surveyors of all descriptions, having one clear voice to promote our interests, skills and quality is vital in establishing us as professionals who deliver a great service.

What services/products can different grades of member offer?

The most fundamental requirement in the RPSA Code of Conduct is that members work within their competency. So, a Technical member with a qualification in a snagging related discipline would not be automatically accredited to undertake, for example, a building survey or a schedule of dilapidations. To do so they would need to have or acquire additional skills and qualifications. Equally, an accredited Domestic Energy Assessor would not be able to undertake snagging inspections without further training and/or qualifications.

Every member is expected to engage in regular and ongoing personal and professional development to ensure their skills are current, and to acquire new skills to be able to offer additional services.

Being a professional means we recognise our limitations and constantly assess our own abilities to identify where we should gain new or enhanced skills.

What are the RPSA membership grades under the new programme?

There will be 4 grades of membership:-

Full - for those with a residential surveying qualification at NVQ level 6 for surveys usually requiring investigative analysis, equivalent membership or accreditation as an experienced practitioner.

Technical - for those with a residential surveying qualification at NVQ level 3 that does not usually require investigated analysis, equivalent membership or accreditation as an experienced practitioner.

Affiliate - for firms of 3 or more relevant active practitioners where 50% or more of those practitioners are individual members of the RPSA.

Student - for those on a recognised course of study, culminating in a qualification that would afford membership at Technical or Full level.

RPSA Technical

A grade of membership for surveyors conducting “level 1”-type non-invasive inspections that do not require a suspicion trail to be followed.

Membership fee	£180.00 per year, payable in monthly instalments of £15
Post nominal accreditation	RPSATech
Qualification	Minimum NVQ (or equivalent) Level 3 qualification in a relevant discipline or Assessment of Prior Experiential learning (APEL) or Equivalent membership e.g. TechCABE
Example disciplines	Energy assessment Snagging Inventories
Membership requirements (all grades)	Professional Indemnity Insurance (where applicable) Compliance with RPSA Code of Conduct Working only within ones competency Applying RPSA inspection and reporting standards (where applicable)

Being a member of the RPSA isn't just a badge. It's about operating in a professional way and for the benefit of your clients.

Consumers recognise the RPSA badge as a mark of quality and a way to identify a professional who can be relied upon and who will work to the highest standards.

The Residential Property Surveyors Association sets out its mission to raise standards and put quality at the forefront of the provision of residential surveying services.

RPSA Technical recognises that many property inspections do not require investigative analysis of structural defects, but do require the services of a skilled professional to undertake an informed, and methodical review of visual and cosmetic matters.

Achieving consistency in the recording and reporting of condition, quality and/or features requires knowledge and understanding to deliver valuable reporting products for the benefit of consumers and fellow professionals.

RPSA Technical demonstrates an ambition to operate at the highest level of competency, within a professional environment that recognises skill, knowledge and a desire to exceed the expectations of our clients and peers.

RPSA Affiliate

A grade of membership for firms, of 3 or more relevant active surveying practitioners, wishing to align with the values and principles of the RPSA, and where 50% or more of the firms' active surveyors are individual members of the RPSA

Membership fee	£500.00 per year in one annual payment
Designation	RPSA Affiliate Use of RPSA Affiliate logo on company promotional/digital media
Qualification	* Minimum 3 or more active surveying practitioners and 50% or more of the firms active practitioners are individual RPSA members (Full or Technical)
Example disciplines	Energy assessment Snagging Inventories Residential Surveying
Membership requirements (all grades)	Professional Indemnity Insurance (where applicable) Compliance with RPSA Code of Conduct Applying RPSA inspection and reporting standards (where applicable) Supporting, upholding and promoting the principles, values and standards of the RPSA

* firms of 1-2 surveying practitioners may use the RPSA Affiliate designation at no cost providing that at least one active surveying practitioner is a Full or Technical member of the RPSA.

Supporting the values and principles of the RPSA isn't just about wearing a badge. It's about operating in a professional way and for the benefit of your clients.

Consumers recognise the RPSA badge as a mark of quality and a way to identify a firm that can be relied upon to work to the highest professional standards.

The RPSA Affiliate designation for firms recognises that, in whatever related discipline they are operating, the active practitioners within that firm operate at the highest level of competency, within a professional environment that recognises skill, knowledge and a desire to exceed the expectations of their clients and peers.

Background

The Residential Property Surveyors Association is a not-for-profit company limited by guarantee and overseen by a Council elected by members.

Key contacts are:-

Alan Milstein (chairman@rpsa.org.uk): Director for outward communication, oversight, media and external affairs.

Andrew McColl (andrew@rpsa.org.uk): Director for panel and client account management.

Jerry Quinnell (jerry@rpsa.org.uk): Director IT, systems, financials and membership.

Through its business exchange panel, the RPSA offers a range of survey products including Home Condition Surveys, Building Surveys and the unique Buy-To-Let Survey, all based on the same, comprehensive, inspection standard, and all delivering a report more targeted towards the nature and use of the property.

The RPSA panel delivers residential surveys to consumers through its national team of member surveyors, receiving instructions directly from consumers and from third party introducers, supported by bespoke survey software and a robust quality assurance programme.

The RPSA represents the interests of independent residential property surveyors at local, national and Government level and is involved in a range of activities focused on improving the house buying and selling process for consumers.

The RPSA is referenced by respected organisations such as [Which](#), [Money Advice Service](#) and [The Government How To Buy Guide](#)

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