



**HERA INDEMNITY**

**Surveyors and Estate Agents**  
Survey and Valuation Work Questionnaire



## Surveyors and Estate Agents

### Survey and Valuation Work Questionnaire

Version 04.18.002

**This form has been designed to be completed and signed electronically.**

Once completed please save it and send it back to: [enquiries@heraindemnity.co.uk](mailto:enquiries@heraindemnity.co.uk)

**Or if you prefer to print and send the form, please post to:**

Hera Indemnity  
First Floor Offices, 1 Mulgrave Chambers  
26-28 Mulgrave Road  
Sutton  
Surrey  
SM2 6LE

**Please only complete this questionnaire if you carry out any survey and/or valuation work.**

#### Section 1 – Basic Details

Firm Name

#### Section 2 – Fees

2.1 Please provide the following information relating to the last six years:

Financial Period	Total Gross Fees from Residential Surveying & Valuing	Total Gross Fees from Commercial Surveying & Valuing	Total Gross Fees for All Work Areas	Average Number of Surveys and/or Valuations per Fee Earner per Week
Last Complete Year				
2 <sup>nd</sup> Year Back				
3 <sup>rd</sup> Year Back				
4 <sup>th</sup> Year Back				
5 <sup>th</sup> Year Back				
6 <sup>th</sup> Year Back				

#### Section 3 – Work Radius

3.1 Please provide details of how far from your firm's premises the surveying and valuation work takes place.

	0-25 Mile Radius of Office	25-50 Mile Radius of Office	>50 Mile Radius of Office
Percentage of Surveys and/or Valuations			

## Section 4 – Work Area Breakdown

4.1 Please provide a breakdown of fee income by percentage and total number of reports by the work areas listed below:

Work Area	Residential		Commercial	
	Fees	No. Reports	Fees	No. Reports
Valuation For Lending - Other Than Described Below	%		%	
RICS Homebuyer Report or Equivalent – With Lending Valuation	%		%	
RICS Homebuyer Report or Equivalent – With Non-Lending Valuation	%		%	
RICS Homebuyer Report or Equivalent – With No Valuation	%		%	
Further Advance Valuations – For Existing Lender	%		%	
Re-mortgage Valuations – For Existing Lender	%		%	
Asset Valuations For Balance Sheet Purposes or Probate/Divorce Valuations	%		%	
Condition Surveys – With Lending Valuation	%		%	
Condition Surveys – With Non-Lending Valuation	%		%	
Condition Surveys – With No Valuation	%		%	
Other - Please Specify	%		%	
<b>Totals</b>	<b>100%</b>		<b>100%</b>	

## Section 5 – Lenders

5.1 Please provide the following information relating to the last six years:

	Names of Lenders for whom most work was undertaken
Residential Buy-to-Let Valuations	
Valuations Related to Developers (whether new build or conversions)	
Valuations Related to Sub-Prime Products	
Other Residential Valuations	
Other Commercial Valuations	

## Section 6 – Valuations

6.1 Please provide the following information relating to the last six years:

	Residential	Commercial	Related to Developers	Portfolio Valuations
<b>Last Complete Year</b>				
<b>2<sup>nd</sup> Year Back</b>				

- 6.2 Have you been removed from or refused admission to any lenders' panel in the last six years?  YES  NO
- 6.3 What is the minimum number of comparables obtained to support your valuations?  YES  NO
- 6.4 How long do you hold comparables on file?  YES  NO
- 6.5 Have you always re-inspected properties when asked to refresh a valuation or in connection with re-mortgages or further advances?  YES  NO

- 6.6 Have you at all times complied with the RICS Valuation Standards (Red Book)?  YES  NO
- 6.7 Have **ALL** valuations and surveys been undertaken by a "RICS Registered Valuer" under the RICS Valuer Registration Scheme?  YES  NO
- 6.8 Have you undertaken any drive-by, kerbside or desktop valuations in the last six years?  YES  NO

**If you have answered Yes to question 6.8 please provide details below:**

6.8.1 Under what circumstances have you undertaken this type of work?

6.8.2 How did you control the increased risk?

### Section 7 – Relationships With Third Parties

- 7.1 Have you at any time or do you intend to undertake any surveys or valuations other than of real estate and buildings?  YES  NO
- 7.2 Do you have any business relationship with or financial interest in any mortgage broker or solicitor?  YES  NO
- 7.3 Do you have a referral fee or shared commission arrangement with any other part  YES  NO
- 7.4 Have you at any time carried out a valuation where you have a financial or family relationship with any party?  YES  NO

**If you have answered Yes to any of the questions in Section 7 please provide full details below:**

### Section 8 – Duty To Make A Fair Presentation

You have a duty to make a fair presentation of the risk to be insured to the insurer. This requires disclosure of any information which would influence the judgement of a prudent insurer in deciding whether to accept your insurance, impose special terms, or charge an increased premium.

A proposal form, or any other document relating to the contract of insurance, must be answered fully and accurately. All representations must be substantially correct if relating to matters of fact, or made in good faith if they are matters of expectation or belief. Please consider the questions regarding any other information very carefully.

Please be aware that a failure to make a fair presentation of your risk may affect the payment of your claims, cause additional charges or even invalidate the policy.

Disclosure of information also applies to senior management and those responsible for the insured's insurance. The definition of senior management is those individuals who play significant roles in the making of decisions concerning how the insured's activities are to be managed or organised.

Information must be disclosed in a way which is reasonably clear and accessible to a prudent insurer.

This duty arises not only at inception of the policy but also at renewal or in the event of any material change in your risk during the period of insurance. Please contact us immediately if you have any doubt as to what constitutes a relevant fact or circumstance.

## Section 9 – Declaration

I declare that after full enquiry of all senior management and those responsible for our insurance, the contents of this proposal are true and we have not misstated, omitted or suppressed any material circumstance or information.

I confirm that this proposal form, together with any other document that may have been provided, does provide a fair presentation of the risk to be insured.

If there is any material alteration to the facts and information provided or any new matter arises before the completion of the contract of insurance, I undertake to inform insurers.

Signed by (Principal, Partner or Director):		Printed:	
For and on behalf of:		Date:	

Specimen copies of policy wordings are available on request. We recommend you keep a record (including copies of letters) of all information provided to the insurer for your future reference.

Please send your completed form to: [enquiries@heraindemnity.co.uk](mailto:enquiries@heraindemnity.co.uk)

**Or if you prefer to print and send the form, please post to:**

Hera Indemnity  
First Floor Offices, 1 Mulgrave Chambers  
26-28 Mulgrave Road  
Sutton  
Surrey  
SM2 6LE

Please provide any required additional details relating to previous sections in the box below.

A large, empty rectangular box intended for providing additional details.



**HERA INDEMNITY**

---

**Hera Indemnity, First Floor Offices, 1 Mulgrave Chambers, 26-28 Mulgrave Road, Sutton, Surrey, SM2 6LE**

t +44 (0)20 7186 1636 e [enquiries@heraindemnity.co.uk](mailto:enquiries@heraindemnity.co.uk) w [towergateinsurance.co.uk/hera-indemnity](http://towergateinsurance.co.uk/hera-indemnity)

Hera Indemnity is a trading name of Advisory Insurance Brokers Limited. Registered in England Company No. 4043759.  
Registered office: 2 Minster Court, Mincing Lane, London, EC3R 7PD. Authorised and regulated by the Financial Conduct Authority.