



## Professional Snaggers

### Introduction

Under guidance issued by the New Homes Quality Board, Professional Snaggers acting on behalf of a customer are permitted to carry out quality inspections of a customer's new home 6 days before legal completion. Sales and site management teams must assist the Professional Snagger (PS) to carry out these inspections, as far as reasonably practicable. We must also ensure that whilst the PS is on our site, they are safe and follow our site rules.

This document has been produced to give guidance to sales and site management teams on how to best accommodate and assist the PS, that will be visiting site.

### The PS must:

- Be a member of a recognised professional association experienced in surveying residential properties (e.g., RICS, RPSA, etc.).
- Have in place professional indemnity insurance.
- Have an in-date CSCS card or HBF visitors card.
- Have a risk assessment for the task, that includes safe movement around site and working off ladders.
- Must supply their own ladders.
- Must only enter the plot they are inspecting and not to wander around site.
- Must have their own PPE (hard hat, safety footwear and high visibility jacket/ vest).
- The PS must not enter the loft space, but can inspect the loft from their ladder, using a torch.
- Be inducted on each site and sign in and out.
- Only work within their competency.

### Booking an Appointment

The PS must book an appointment to inspect the relevant plot with the sales team. Prior to the appointment, sales staff must formally request access from the site management. Also, to carry out the additional assessment for professional snaggers.

**Refer to HSMS form 054 – Client Viewing Assessment**

Only once the additional assessment for professional snaggers has been satisfactorily completed can the appointment be confirmed.

### Day of the appointment

The site manager is responsible for ensuring that the professional snagger has had a full site induction prior to entering the site.

Authorised by: HS&E Director	Version date: 02.01.24	Version: 1	Policy: Sales Guidance: Professional Snaggers
Uncontrolled if printed or copied – always check the Group HS&E policy folder for latest version			



This induction to include telling the professional snagger:

- They must sign in and out of site.
- That they are to keep to the plot they are inspecting.
- Not enter the loft space, they can inspect the loft from their ladder, using a torch.
- Work within their competency and ask for assistance if needed.

The PS does not need to be accompanied whilst inside the plot carrying out their inspection, however arrangements need to be made to escort the PS to and from the plot.

Authorised by: HS&E Director	Version date: 02.01.24	Version: 1	Policy: Sales Guidance: Professional Snaggers
Uncontrolled if printed or copied – always check the Group HS&E policy folder for latest version			