

*Report on the Number of
Home Inspectors Required
from Introduction of
Home Information Packs*



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Key Findings

- Estimates of the number of Home Inspectors required are based upon a range.
- Numbers of Home Inspectors range from 5,091 to 7,429.
- Estimates are based upon a number of assumptions. These are:
 - Number of HCRs per year – 1.6, 1.7 and 1.8 million.
 - Number of working days per year – 210, 215 and 220 days per year.
 - Number of HCRs produced per day – 1.5 and 2.
 - Part-time Home Inspector productivity – 2.5 days per week. Based upon 2005 data from Rightmove (and using approximate mid-range assumptions) it is estimated that approximately 6,000 Home Inspectors will be required.
- The housing market as an industry is not homogenous and therefore the introduction of HIPs will impact different elements of the industry in different ways.
- The number of HIs will continue to be monitored and new evidence considered as it becomes available.

Introduction

1. The Government plans to introduce Home Information Packs (HIPs) on 1 June 2007. One element of the pack will be a Home Condition Report (HCR) produced by a Home Inspector (HI). The HCR will provide an assessment of the current condition of the property prior to being marketed. Therefore it is important to have an understanding of how many Home Inspectors will be required upon introduction to ensure that demand for HCRs is met.
2. This paper is in two parts. Part 1 provides analysis on the number of Home Inspectors (HIs) required and how this has been estimated. This includes commentary on the assumptions that have been adopted and views submitted by organisations within the housing market industry that have a relevant interest in this research. Part 2 provides an update on the number of Home Inspectors required based upon 2005 data. It also provides a regional profile using the 2005 data.
3. The paper does not attempt to identify the sources from which Home Inspectors may train (i.e. training providers) nor does it seek to evaluate the route or career path taken towards training as a Home Inspector.
4. Although this paper produces estimates of the numbers of Home Inspectors required it is recognised that the numbers will continue to be monitored and new evidence considered. Further revisions to the estimates and assumptions may therefore be made.

Background

5. Initial estimates generated in 2001 of the number of Home Inspectors required suggested a figure of between 7,000 – 7,500 based upon consultation with key personnel and organisations in the industry about their views of how many HIs they thought would be needed. Given the time that has elapsed since this estimate was produced and the increased awareness of HIPs, it is seen as necessary to revisit the number of Home Inspectors required and therefore no attempt has been made to reproduce the previous figures taking account of current assumptions.
6. The research was designed in consultation with key organisations and individuals from the housing market industry. This was achieved through the Home Inspector working group which resulted in the production of an interim report. The interim report was submitted to the group in August 2005. The key aim of the interim report was to test the approach being adopted in generating numbers and to test a number of assumptions with the industry on working practices. In summary the assumptions focussed on the following issues:

- Issues surrounding the split between full-time equivalent (FTE) and part-time equivalent (PTE) Home Inspectors.
- Productivity levels of Home Inspectors.
- Views on the number of HCRs required under HIPs and the data source for these.

The above assumptions are discussed in more detail in this report.

PART 1

Key considerations in estimating the number of Home Inspectors required

7. As has been previously stated, it is important to ensure that there are sufficient numbers of Home Inspectors to cope with the demand for HCRs that will be generated by the introduction of HIPs on 1 June 2007.

The number of Home Inspectors

8. Home Inspectors will not work in a homogenous way. Some will work on a full-time basis (FTE) and some part-time (PTE), the number of inspections they are capable of completing each day will vary depending upon a number of considerations, including the speed at which they work, the condition and scale of the property they are inspecting and any geographical constraints (eg distance between properties to be inspected).
9. Because of this, and other assumptions that need to be considered, it is felt that a range estimating the number of Home Inspectors is most appropriate to this research. This allows us to demonstrate lowest and highest estimated numbers of Home Inspectors required based upon a number of scenarios. In addition to providing a more realistic approach, taking into account Home Inspector working practices, it provides us with a useful tool for mapping progress towards the number of Home Inspectors required for introduction of HIPs.
10. In order to achieve this it is important to have a clear understanding of the issues that will need to be considered and the types of questions to ask. These are:

Productivity

11. An understanding of the productivity of Home Inspectors is necessary to ensure that achievable estimates are provided. In order to do this a number of assumptions have been considered:
 - Number of working days per year
 - Number of inspections a Home Inspector can undertake per day
 - Number of HCRs per year
 - Proportional split between full-time and part-time Home Inspectors
 - How many days per week a part-time Home Inspector will be undertaking HCRs.
12. Views were sought on the above in the interim report to the Home Inspector Supply Working Group and comments received were considered and included where necessary, to form the basis of the Home Inspector range estimates.

Number of working days per year

13. Based upon responses this was not felt to be one of the key issues for consideration as it was felt that this would be driven by demand. However, it is an important element in estimating the number of Home Inspectors for the purpose of this research. Originally four annual totals were proposed to provide scenarios to produce the range estimates based upon a 44, 42, 40 and 36 week working year. These options equate to
- 44 weeks = 220 working days/year
 - 42 weeks = 210 working days/year
 - 40 weeks = 200 working days/year
 - 36 weeks = 180 working days/year.
14. These figures were broadly in line with views from the industry which ranged from between 200 and 220.
15. **Therefore for the purposes of this report the following assumptions about the number of working days per year will be used:**
- **210 working days per year (42 weeks)**
 - **215 working days per year (43 weeks)**
 - **220 working days per year (44 weeks).**

Number of inspections a Home Inspector can undertake per day

16. Based upon current working practice and the views of individuals in the surveying industry we had assumed 2 HCRs per day in the interim report. Responses from industry to this ranged from 1.2 to 2 per day. This highlighted a number of factors about working practices. For example, other work commitments (see section on FTE/PTE split for further details), geographic working location and types of properties being inspected were all given as reasons that would have an impact on the number of HCRs a Home Inspector could complete per day. It was also recognised that this number may increase as Home Inspectors became more familiar with the process of undertaking HCRs.
17. For the purposes of this report the following assumptions about the numbers of HCRS per day will be used:
- 1.5 HCRs per day
 - 2 HCRs per day.

Number of HCRs per year

18. It is important to have a clear understanding and robust information on the annual number of HCRs that will be required under the introduction of HIPs. This is one of the key variables in providing accurate estimates of the number of Home Inspectors required. This can be achieved in a number of ways but for the purpose of this research two options have been considered. These are:
- The total number of marketed properties in a one year period.
 - The total number of completed housing transactions (adjusted).

The total number of marketed properties in a one year period

19. This would seem the most obvious choice as nearly all properties that are marketed will need a HCR. There are certain exceptions to this, for example new-build properties with an approved warranty at first sale. Although there is no one source of data on the number of marketed properties for England and Wales, data has been made available from Rightmove which equates to between 1.6 and 1.8 million market listings¹. This data is representative of 60% of all marketed properties in England and Wales.

The total number of completed housing transactions

20. Data from the Land Registry is based upon the number of completed sale transactions that have been registered with them. This tends to take place several weeks after contract completion. The key concerns with using this data are that:
- There is a time lag between marketing a property, contract completion and logging with the Land Registry the completed transaction of approximately 12-15 weeks. Therefore you are not necessarily looking at the same annual data (i.e. transactions from January – March could have had their HCRs undertaken in the previous year) although this will be balanced by the opposite effect at the end of the same year.
 - As it is based upon contract completions it will not include those properties that are marketed and will still require a HCR (and HIP) but do not go through to a sale and/or are consequently taken off the market. Assumptions would therefore need to be made about the percentage of marketed properties over and above those that go through to contract completion that do not achieve a sale. We have called this the percentage of additional marketed properties per year. It is important to re-emphasise here that these are properties that are taken off the market and not those that just take a long time to sell or have sales that fall through but then sell at a later date.
21. Given the lack of evidence and differing opinions on what the percentage of additional marketed properties should be, the option of using Land Registry data has been discarded. The number of HCRs required per year will therefore be based upon market listings data provided by Rightmove.

¹ Data from Rightmove on properties listed in 2004 was provided at the time that part 1 of this paper was produced. Data for 2005 was subsequently provided which is used in Part 2 of the paper to provide an update using the same assumptions as for Part 1.

22. **For the purposes of this report the following numbers of HCRs required per year will be used:**
- **1.6 million HCRs per year**
 - **1.7 million HCRs per year**
 - **1.8 million HCRs per year.**
23. As already highlighted, the figures used here are based upon listings from 2004. As more data becomes available on listings for subsequent years these can be revisited and amended as necessary.

Split between FTE and PTE Home Inspectors

24. It is not expected that all those who train as Home Inspectors will work on a full-time basis producing HCRs. In reality there will be a mix of FTE and PTE Home Inspectors producing HCRs. The split between the two will greatly affect the number of HIs that will be required to ensure sufficient supply of HCRs. It is difficult to predict future work patterns and there is little evidence available upon the split between FTE and PTE of current working practices. A number of assumptions were therefore proposed in the interim report. These were:
- 60% FTE/40% PTE
 - 50% FTE/50% PTE
 - 33% FTE/67% PTE
 - 25% FTE/75% PTE.
25. The view from industry feedback was that it would be between 60% FTE/40% PTE and 40% FTE/60% PTE. It was also felt that these proportions may change as consumers become more accustomed to HIPs and demand for other services would change allowing Home Inspectors to focus more time on producing HCRs. In the first instance a relatively even split is anticipated. These assumptions can be revisited as further evidence becomes available.
26. **For the purposes of this report the following FTE/PTE splits will be used:**
- **40 FTE/60 PTE split**
 - **50 FTE/50 PTE split**
 - **60 FTE/40 PTE split.**
27. Additionally, views were expressed from some individuals involved with lending organisations that the levels of valuation work undertaken by surveyors for lenders would remain relatively high, despite the move towards Automated Valuations Models (AVMs). This would have an impact on the number of Home Inspectors that would be able to commit on a FTE basis to undertaking HCRs.

Views received from lenders who had their own panels of surveyors expressed the opinion that although in nearly all cases surveyors would be given the opportunity of training as Home Inspectors, a significant proportion of their time would still be given over to valuations work. This would especially be the case where the Loan to Value ratio (LTV) was fairly high (on average around the 70% mark although one lender suggested valuations would still be required where the LTV was as low as 50%). However, reasons as to why HCRs would not be used were not provided in any detail.

How many days per week a part-time HI will be undertaking HCRs

28. There are two main reasons why a Home Inspector works on a part-time basis in relation to producing HCRs:
- They only work for a limited number of days per week in total – in reality PTE work patterns will vary with some working at certain times of the year and not others, or as and when work comes in. It would be extremely difficult to model all the possible scenarios of PTE working patterns. Therefore for the purpose of this report we have assumed a weekly constant i.e. they work ‘X’ days per week.
 - Only a proportion of their working time is spent on producing HCRs (see paragraph 27).
29. **In order to take account of the above PTE working productivity will be based upon 2.5 days per week for this report.**

Method adopted for estimating numbers of Home Inspectors required

30. The range estimates for the number of Home Inspectors required are produced in this report using the following stages:

Stage 1

Divide the number of HCRs per year by the proportional FTE/PTE split.
i.e.

Assuming 1.6 million HCRs/year and a 40 FTE/60 PTE split = 640,000 FTE HCRs and 960,000 PTE HCRs.

Stage 2

For both FTE HIs and PTE HIs calculate:

$$\frac{\text{Number of HCRs/year}}{\text{(see para. 18 – 23)}} \div \frac{\text{(number of working days/year)}}{\text{(see para. 13 – 15)}} \times \frac{\text{number of inspections/day}}{\text{(see para. 16 – 17)}}$$

i.e.

$$\text{FTE} - 640,000 \div (210 \times 2) = 1,524 \text{ FTE HIs}$$

$$\text{PTE} - 960,000 \div (105 \times 2) = 4,571 \text{ PTE HIs}$$

Stage 3

Add the two totals together to give you the total number of HIs required.
i.e.

FTE + PTE = 6,095 HIs required

In summary, for the purpose of this report we have taken the following assumptions.

Number of HCRs per year – 1.6, 1.7 and 1.8 million.

Number of working days per year – 210, 215 and 220 days per year.

Number of HCRs per day – 1.5 and 2.

Part-time Home Inspector productivity – 2.5 days per week.

Number of Home Inspectors required

31. The above method of estimating a range of the number of Home Inspectors that are required at introduction of HIPs gives us the following figures:

Range Minimum – 5091 (2182 FTE HIs and 2909 PTE HIs)

Based upon the following assumptions:

2 Inspections per day

220 working days per year

1.6 million HCRs per year

60 FTE/40 PTE split

PTE HI working 2.5 days per week (110 days year)

Range Maximum – 7429 (2286 FTE HIs and 5143 PTE HIs)

Based upon the following assumptions:

1.5 inspection per day

210 working days per year

1.8 million days per year

40 FTE/60 PTE split

PTE HI working 2.5 days per week (105 days year)

32. It can be seen that this provides a relatively wide range. This is largely due to the attempt to accommodate the views of industry professionals whose input has been vital in the development of this research and in itself provides useful information on the industry as a whole. However it is reasonable to assume from responses received that different elements of the industry work in very different ways and this has also had an effect on the width of the range. The introduction of HIPs will therefore impact the industry in different ways and to differing degrees when compared to their current working practices.

33. The original estimate of 7,500 Home Inspectors is similar to the upper estimate of the range estimates in this report (albeit via different methodologies). However, it is felt that the actual number is likely to be lower than the upper range estimate. It is not possible to take an exact mid-point of the ranges because of the varying scenarios that have been included in this analysis. However, it is feasible to look at the following assumptions as a good indicator of where the middle ground of the range might be:

2 inspections per day

210 working days per year

1.7 million HCRs per year

50 FTE/50 PTE split

PTE HI working 2.5 days per week (105 days year)

This would give a total of 6,071 HIs required (2024 FTE HIs and 4048 PTE HIs.)

34. A full list of the figures produced using the above scenarios can be found in the two tables at Annex A.

PART 2

35. Part 2 of this paper is intended to provide additional evidence on the number of Home Inspectors required to cope with demand upon introduction of Home Information Packs in June 2007 for Home Condition Reports. It also allows us to track progress of the number of Home Inspectors being trained against these estimates.
36. Part 2 focuses on two issues; the revision of the Home Inspector numbers based upon data for 2005 and a regional breakdown of the number of Home Inspectors required based upon this new data.
37. The data, from Rightmove, is based upon the number of marketed properties as in Part 1. Properties presented on the Rightmove web-site account for approximately 60% of all properties marketed by estate agents.
38. However, it would not be possible to use the data provided without making a number of assumptions that will affect the total figures on the number of properties marketed. The assumptions used are as follows:
 - Projected Listings for England and Wales in 2005 – as already mentioned data from Rightmove accounts for approximately 60% of properties marketed for the whole of the UK. It has been assumed that this accounts for approximately 60% of marketed properties in England and Wales. Figures have then been grossed to 100% based upon this estimate.
 - There is an element of the data that will include multiple listings and transfers. To prevent these being double counted a 10% reduction has been assumed to cover this.
 - An allowance for New Homes listed by estate agents has also been made – this has been estimated at approximately 150,000 properties.
 - There has been concerns expressed that there will be a reduction in the number of properties marketed upon introduction of HIPs and there has therefore been an attempt to quantify this. An allowance of 10% for market reduction arising from HIPs has therefore been assumed.
 - An additional allowance has been made of 5% for exemptions under the legislation (i.e. sales with tenants etc).
39. Table 1 provides details of the figures produced based upon the above assumptions by region. In summary there were a total of **1,671,229** marketed properties in 2005 for England and Wales. This is within the range of estimates highlighted in Part 1(1.6 -1.8 million marketed properties). We can therefore assume that there will be a requirement for 1,671,229 Home Condition Reports to be produced.

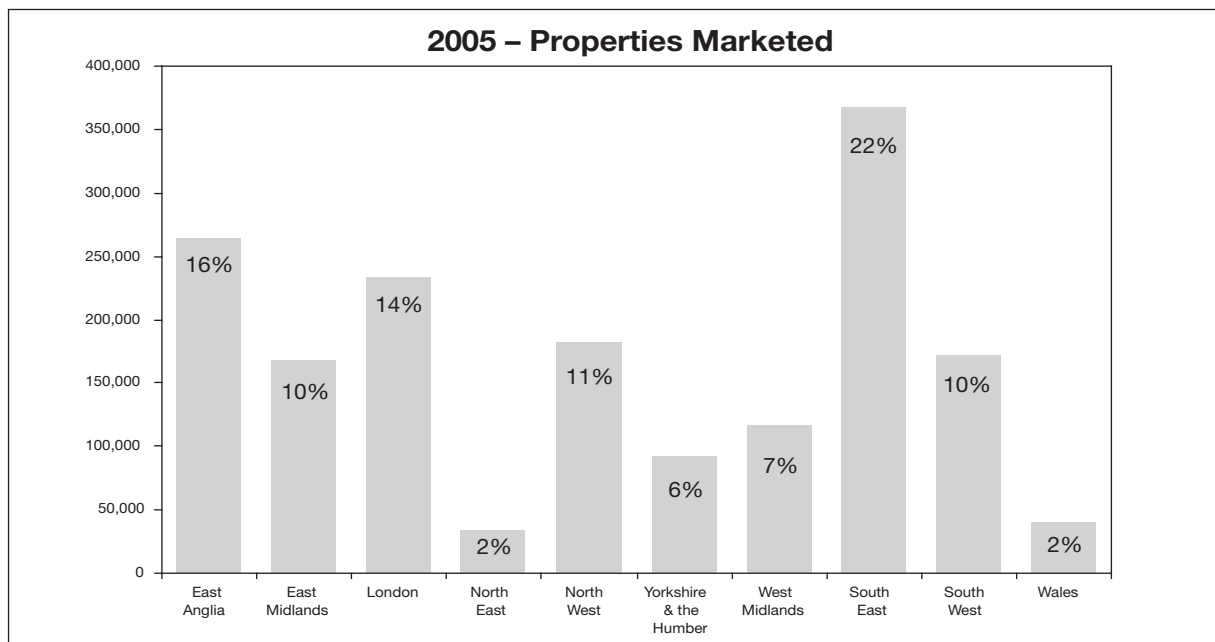
Table 1: Detail of assumptions

Region	# of 2005 listings on Rightmove.co.uk	Projected listings for England & Wales in 2005	10% Allowance for Multi listings and Transfers	150,000 Allowance for New Homes listed by estate agents	10% Allowance for market reduction arising from HIPs	5% Allowance for exemptions under the legislation (sales with tenants etc)	Total
East	223,392	372,320	37,232	15,000	37,232	18,616	264,240
East Midlands	146,957	244,928	24,493	15,000	24,493	12,246	168,696
London	198,585	330,975	33,098	15,000	33,098	16,549	233,231
North East	38,625	64,375	6,438	15,000	6,438	3,219	33,281
North West	157,838	263,063	26,306	15,000	26,306	13,153	182,298
Yorkshire & the Humber	86,153	143,588	14,359	15,000	14,359	7,179	92,691
West Midlands	105,782	176,303	17,630	15,000	17,630	8,815	117,228
South East	305,622	509,370	50,937	15,000	50,937	25,469	367,028
South West	149,834	247,723	24,972	15,000	24,972	12,468	172,293
Wales	44,195	73,658	7,366	15,000	7,366	3,683	40,244
Total	1,456,983	2,428,305	242,831	150,000	242,831	121,415	1,671,229

Regional Variation

40. There is a need to understand how many Home Inspectors are required by region in order to check progress towards those numbers is met. Figure 1 highlights the proportion of properties marketed based upon the nine regions for England plus Wales giving ten in total. The South East accounts for the largest proportion of the number of properties marketed. It therefore stands to reason that the South East will require a higher number of Home Inspectors to cope with the demand for Home Condition Reports.

Figure 1 – Number of properties marketed by region.



41. Using the same assumptions as in Part 1 of the paper for producing range estimates and the figure of 1,671,229 marketed properties provides a range of between 5,317 (2,279 full-time and 3,038 part-time) and 6,896 (2,122 full-time and 4,774 part-time) Home Inspectors being required. Full details of all figures based upon the range of assumptions can be found at Annex B . Table 2 provides details of the regional distribution of the number of Home Inspectors for the maximum and minimum of the range.

Table 2: Number of full-time/part-time Home Inspectors required regionally

Region	6,896* Home Inspectors (max)		5,317+ Home Inspectors (min)	
	Full-time	Part-time	Full-time	Part-time
East	340	764	365	486
East Midlands	212	477	228	304
London	297	668	319	425
North East	42	95	46	61
North West	233	525	251	334
Yorkshire & the Humber	127	286	137	182
West Midlands	149	334	160	213
South East	467	1,050	501	668
South West	212	477	228	304
Wales	42	95	46	61
Total	2,122	4,774	2,279	3,038

* based upon 1.5 inspections per day, 40/60 full-time/part-time split, 210 working days/year, part-time 2.5 days/week.

+ based upon 2 inspections per day, 60/40 full-time/part-time split, 220 working days/year, part-time 2.5 days/week.

42. As previously explained it is not possible to take an exact mid-point of the range due to the different assumption that need to be adopted. However, using the same assumptions for the 'middle ground' as follows:

2 inspections per day

210 working days per year

50 FTE/50 PTE split

PTE HIs working 2.5 days per week (105 days per year)

and the Rightmove figure of 1,671,229 marketed properties would give an estimate of 5,968 Home Inspectors being required (1,989 full-time inspectors and 3,979 part-time inspectors). Table 3 provides a regional breakdown of these numbers.

Table 3: Home Inspectors by Region

Region	Properties Marketed	Full-time	Part-time	Total	(%)
East Anglia	264,240	315	629	944	(16)
East Midlands	168,696	201	402	603	(10)
London	233,231	278	555	833	(14)
North East	33,281	40	79	119	(2)
North West	182,298	217	434	651	(11)
Yorkshire & the Humber	92,691	110	221	331	(6)
West Midlands	117,228	140	279	419	(7)
South East	367,028	437	874	1,311	(22)
South West	172,293	205	410	615	(10)
Wales	40,244	48	96	144	(2)
	1,671,230*	1,991	3,979	5,970*	

* the slight difference in the totals is a result of rounding.

Annex A

Tables of Number of HIs required for all scenarios tested

1.5 Inspections per day

Days/ year	FTE		PTE		Total	
	Inspections	HIs req'd	Inspections	HIs req'd	Inspections	HIs req'd
Assuming a 40 FTE/60 PTE split						
1.8 Million						(Max)
210	720'000	2,286	1'080'000	5,143	1'800'000	7,429
215	720'000	2,233	1'080'000	5,023	1'800'000	7,256
220	720'000	2,182	1'080'000	4,909	1'800'000	7,091
1.7 Million						
210	680'000	2,159	1'020'000	4,857	1'700'000	7,016
215	680'000	2,109	1'020'000	4,744	1'700'000	6,853
220	680'000	2,061	1'020'000	4,636	1'700'000	6,697
1.6 Million						
210	640'000	2,032	960'000	4,571	1'600'000	6,603
215	640'000	1,984	960'000	4,465	1'600'000	6,450
220	640'000	1,939	960'000	4,364	1'600'000	6,303
Assuming a 50 FT /50 PTE split						
1.8 Million						
210	900'000	2,857	900'000	4,286	1'800'000	7,143
215	900'000	2,791	900'000	4,186	1'800'000	6,977
220	900'000	2,727	900'000	4,091	1'800'000	6,818
1.7 Million						
210	850'000	2,698	850'000	4,048	1'700'000	6,746
215	850'000	2,636	850'000	3,953	1'700'000	6,589
220	850'000	2,576	850'000	3,864	1'700'000	6,439
1.6 Million						
210	800'000	2,450	800'000	3,810	1'600'000	6,349
215	800'000	2,481	800'000	3,721	1'600'000	6,202
220	800'000	2,424	800'000	3,636	1'600'000	6,061
Assuming a 60 FTE/40 PTE split						
1.8 Million						
210	1'080'000	3,429	720'000	3,429	1'800'000	6,857
215	1'080'000	3,349	720'000	3,349	1'800'000	6,698
220	1'080'000	3,273	720'000	3,273	1'800'000	6,545
1.7 Million						
210	1'020'000	3,238	680'000	3,238	1'700'000	6,476
215	1'020'000	3,163	680'000	3,163	1'700'000	6,326
220	1'020'000	3,091	680'000	3,091	1'700'000	6,182
1.6 Million						
210	960'000	3,048	640'000	3,048	1'600'000	6,095
215	960'000	2,977	640'000	2,977	1'600'000	5,953
220	960'000	2,909	640'000	2,909	1'600'000	5,818

2 Inspections per day

Days/ year	FTE		PTE		Total	
	Inspections	Hls req'd	Inspections	Hls req'd	Inspections	Hls req'd
Assuming a 40 FTE/60 PTE split						
1.8 Million						
210	720'000	1,714	1'080'000	5,143	1'800'000	6,857
215	720'000	1,674	1'080'000	5,023	1'800'000	6,698
220	720'000	1,636	1'080'000	4,909	1'800'000	6,545
1.7 Million						
210	680'000	1,619	1'020'000	4,857	1'700'000	6,476
215	680'000	1,581	1'020'000	4,744	1'700'000	6,326
220	680'000	1,545	1'020'000	4,636	1'700'000	6,182
1.6 Million						
210	640'000	1,524	960'000	4,571	1'600'000	6,095
215	640'000	1,488	960'000	4,465	1'600'000	5,953
220	640'000	1,455	960'000	4,364	1'600'000	5,818
Assuming a 50 FTE/50 PTE split						
1.8 Million						
210	900'000	2,143	900'000	4,286	1'800'000	6,429
215	900'000	2,093	900'000	4,186	1'800'000	6,279
220	900'000	2,045	900'000	4,091	1'800'000	6,136
1.7 Million (Mid)						
210	850'000	2,024	850'000	4,048	1'700'000	6,071
215	850'000	1,977	850'000	3,953	1'700'000	5,930
220	850'000	1,932	850'000	3,864	1'700'000	5,795
1.6 Million						
210	800'000	1,905	800'000	3,810	1'600'000	5,714
215	800'000	1,860	800'000	3,721	1'600'000	5,581
220	800'000	1,818	800'000	3,636	1'600'000	5,455
Assuming a 60 FTE/40 PTE split						
1.8 Million						
210	1'080'000	2,571	720'000	3,429	1'800'000	6,000
215	1'080'000	2,512	720'000	3,349	1'800'000	5,860
220	1'080'000	2,455	720'000	3,273	1'800'000	5,727
1.7 Million						
210	1'020'000	2,429	680'000	3,238	1'700'000	5,667
215	1'020'000	2,372	680'000	3,163	1'700'000	5,535
220	1'020'000	2,318	680'000	3,091	1'700'000	5,409
1.6 Million						
210	960'000	2,286	640'000	3,048	1'600'000	5,333
215	960'000	2,233	640'000	2,977	1'600'000	5,209
220	960'000	2,182	640'000	2,909	1'600'000	5,091
(Min)						

Annex B

Range estimates of number of Home Inspectors required

Marketed Properties 2005 (Rightmove – adjusted)						
1.5 inspections per day						
	Full-time HI		Part-time HI		Total	
	Inspections	HIs	Inspections	HIs	Inspections	HIs
40/60 FT/PT Split						
210	668,400	2,122	1,002,600	4,774	1,671,000	6,896
215	668,400	2,073	1,002,600	4,663	1,671,000	6,736
220	668,400	2,025	1,002,600	4,557	1,671,000	6,583
50/50 FT/PT Split						
210	835,500	2,652	835,500	3,979	1,671,000	6,631
215	835,500	2,591	835,500	3,886	1,671,000	6,474
220	835,500	2,532	835,500	3,798	1,671,000	6,330
60/40 FT/PT Split						
210	1,002,600	3,183	668,400	3,183	1,671,000	6,366
215	1,002,600	3,109	668,400	3,109	1,671,000	6,218
220	1,002,600	3,038	668,400	3,038	1,671,000	6,079
2 Inspections per day						
40/60 FT/PT Split						
210	668,400	1,591	1,002,600	4,774	1,671,000	6,366
215	668,400	1,554	1,002,600	4,663	1,671,000	6,218
220	668,400	1,519	1,002,600	4,557	1,671,000	6,076
50/50 FT/PT Split						
210	835,500	1,989	835,500	3,979	1,671,000	5,968
215	835,500	1,943	835,500	3,886	1,671,000	5,829
220	835,500	1,899	835,500	3,789	1,671,000	5,679
60/40 FT/PT Split						
210	1,002,600	2,387	668,400	3,183	1,671,000	5,570
215	1,002,600	2,332	668,400	3,109	1,671,000	5,440
220	1,002,600	2,279	668,400	3,038	1,671,000	5,317