



# **3D PLUS:** HOUSING DISREPAIR SERVICES

Independent expertise for  
solicitors and tenants





## WHO WE ARE & **HOW WE WORK**

### Independent Expertise That Supports Strong Claims

3d Plus provides clear and dependable housing disrepair assessments that help solicitors build robust cases and ensure tenants receive fair and accurate evaluations. With national coverage, fast turnaround times and flexible payment options, we deliver expert value at every stage.

#### **Certified Surveyors You Can Trust**

All surveyors on our national panel are:

- RICS certified Chartered Building Surveyors
- Fully trained expert witnesses, delivering Part 35 compliant reports
- Experienced in housing disrepair, HHSRS and the Decent Homes Standards

Solicitors receive full CVs and coverage details before instruction.

#### **Simple and Clear Instruction Process**

Once a surveyor is nominated, we receive:

- Letter of Claim
- Letter of Instruction
- Schedule of Disrepair

We ensure all instructions are communicated accurately so the inspection fully aligns with the Housing Disrepair Protocol.

## WHAT WE ASSESS & **HOW WE REPORT**

### Thorough and Evidence Based Inspections

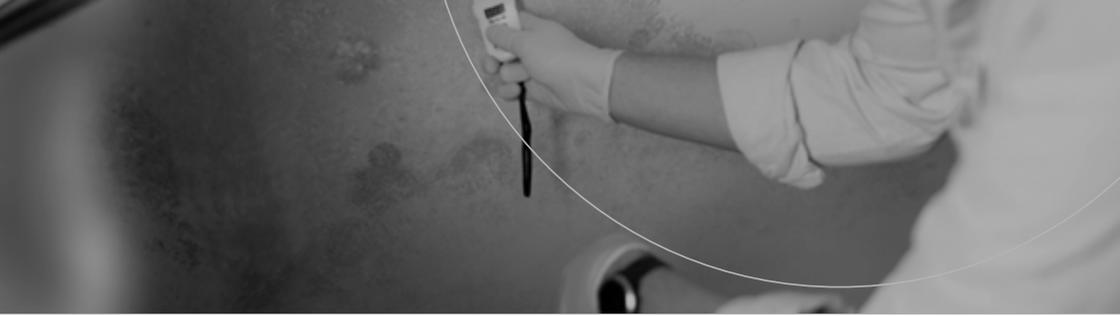
Surveyors review all case documents in advance and inspect each item and room individually. Findings are recorded in a detailed Scott Schedule, including repair costs and professional recommendations.

#### **Typical issues assessed include:**

- Damp and mould
- Pest infestations
- Structural defects
- Electrical and heating faults
- Drainage problems

#### **Triage Reporting**

Some cases require early clarification before deciding whether a full RICS inspection is appropriate. To support this, 3d Plus offers different levels of triaging on potential housing disrepair cases.



These triage services allow solicitors to make informed decisions at an early stage, avoid unnecessary costs, and ensure that only suitable cases progress to a full inspection. This approach improves efficiency, reduces risk and provides clarity for both advisers and tenants.

### **Instruction Options**

We provide three pathways:

- Single Inspection for claimant representation
- Joint Inspection with both parties present or staggered
- Single or Joint Agreed Surveyor providing one report for both sides

All inspection types follow the Housing Disrepair Protocol.

## **CASE MANAGEMENT & ADDITIONAL SERVICES**

### **Complete Case Management**

We coordinate access with tenants and landlords' surveyors to ensure smooth inspections. Completed reports are delivered within ten working days and include:

- An itemised list of repair costs
- Clear recommendations
- Photographic evidence

### **Additional Specialist Reports**

Where required, we can arrange:

- Structural assessments
- Heating engineer reports
- Environmental Protection Act (EPA) reports

## **BENEFITS FOR SOLICITORS & OUR COMMITMENT**

### **Commercial Advantages**

- Flexible payment terms to support cash flow
- Fast turnaround with reports delivered within twenty-eight days
- National surveyor panel with full CVs provided
- Low-cost triage services for early case viability

### **Our Commitment**

3d Plus provides a fully managed and compliance driven service that supports strong outcomes for solicitors and ensures homes are safe, healthy and fit for living.

The background features a dark grey upper half and a light grey lower half. A large, semi-transparent white number '3' is positioned on the right side, spanning both halves. On the left, there are several overlapping circles in shades of yellow and grey. One circle in the top left has a diagonal hatched pattern. A thin white arc curves across the top right.

Find out more about our services at  
[www.3drehab.co.uk/3dPlus/HDR](http://www.3drehab.co.uk/3dPlus/HDR),  
give us a call on **01204 478350**,  
or email us at [sales@3drehab.co.uk](mailto:sales@3drehab.co.uk)