



[Conveyancing Marketing Services Ltd](#)

What is the Conveyancing Quality Scheme?

Buying or selling a home is one of the biggest deals most of us ever make. For ultimate peace of mind, look for a firm that is a member of the Law Society's **Conveyancing Quality Scheme (CQS)**. By choosing a member of the CQS you can be sure that your conveyancer meets the high standards set by the Law Society, and that you will get a professional, high quality conveyancing service.

What you can expect from a CQS conveyancer

A CQS conveyancer will: explain clearly the steps in the sale or purchase process tell you what you can expect from them tell you what the costs will be keep you informed about progress

They will treat you fairly be polite and professional respond promptly to your enquiries tell you about any problems as soon as they are aware of them ask for your feedback on their service

The Conveyancing Quality Scheme (CQS) will provide a recognised quality standard for residential conveyancing practices. Achievement of membership will establish a level of credibility for member firms with stakeholders (regulators, lenders, insurers and consumers) based upon: the integrity of the Senior Responsible Officer and other key conveyancing staff. the firm's adherence to good practice management standards. adherence to prudent and efficient conveyancing procedures through the scheme protocol. This scheme will create a trusted community which will deter fraud - year on year we will drive up standards.



The Conveyancing Quality Scheme is a good example of how accreditation can really work well and separate the really good firms from the rest. Implementation of the scheme was also well timed due to the fact that lenders were starting to cut down their panels of conveyancing solicitors they consider to offer a satisfactory service and the conveyancing market had reached a point where sheer separation was setting in.

Conveyancers had been undercutting each other for years leading to a ridiculous situation where conveyancing costs have hardly risen in 20 years. When you compare that to inflation and the fact that estate agents charge a percentage of sale proceeds in a market which has easily doubled in 20 years, you realise that something simply had to give.

Well known and respected conveyancers tell us that whilst things are still tough, having the **Conveyancing Quality Scheme** accreditation is way in which they can market other than just on cost. the scheme also is worthwhile in that if standards fall, either due to legal mistakes and complaints or service levels, membership will not be renewed.

Inspections take place yearly so even though a large number of firms have been accredited, whether some will stay accredited or be prepared to be scrutinised yearly, at a cost., remains to be seen. So, if you are buying or selling or possibly extending a lease, when choosing a conveyancing solicitor you really should ensure you choose a solicitor accredited under this scheme.

Find Conveyancing Quality Scheme solicitors through CMS

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