

CONSULTATION QUESTIONS

Section 1

Q1) Do you think the Home Report is meeting its original objectives?

Yes x No

Q1a) If yes, please explain why

Reduces the multiple surveys, help people maintain their property.

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes x No

Q2a) If yes, please explain why

Gives the purchasers knowledge of the condition and value of their property.

Q2b) If no, please explain why

Comments

Q3) Should the Home Report play a more central role in promoting energy efficiency and property condition improvements among home owners?

Yes No x

Q3a) If yes, please explain why

Comments

Q3b) If no, please explain why

More cost to home owners to perhaps raise the category of the energy efficiency.

Q4) Should a national register of Home Reports be established?

Yes No x

Q4a) If yes, please explain why including who should have responsibility for development and maintenance

Q4b) If no, please explain why

Comments

Section 2

Q5) Do you think the upfront cost of Home Reports is preventing potential sellers from putting their property onto the market?

Yes x No

Q5a) If yes, please provide details.

Fees payable on sale of property is preferable in some cases.

Q6) Are you aware of any schemes available (e.g. deferred payment) to help potential sellers to pay for home reports?

Yes x No

Q6a) If yes, please provide details

Some surveying firms offer payment plans spreading the cost of Home report over 3-6 months.

Q7) Are there any issues with the majority of Home Reports being commissioned through selling agents?

Yes x No

Q7a) If yes, please explain why

Additional costs may be incurred outwith the fee for the Home report. No known relationship between the selling agent and the surveyors.

Q7b) If no, please explain why

Comments

Q8) Should other organisations be allowed to carry out the Single Survey (including valuation) and/or the Energy Report?

Yes No x

Q8a) If yes, what other organisations and why

Comments

Q8b) If no, please explain why

Only qualified chartered surveyors recognised with lending institutions to lend on properties should carry out a Home Report.

Q9) In your experience is the requirement for a home report before marketing a property leading to delays in properties coming onto the market?

Yes No x

Q9a) If yes, please outline the implications of this.

Q10) Are home reports a useful marketing tool for sellers?

Yes x No

Q10a) If yes, please explain why

Gives an in depth description of the property and its condition.

Q10b) If no, please explain why

Comments

Q11) Is the 12 week deadline for marketing a property after completion of a home report appropriate and reasonable?

Yes x No

Q11a) If yes, please explain why

Q11b) If no, please explain why

Comments

Q12) Is the 28 day provision for removing a property from the market without requiring a new home report appropriate and reasonable?

Yes x No

Q12a) If yes, please explain why

Less cost for the vendor and gives them the opportunity to change selling agents.

Q12b) If no, please explain why

Comments

Q13) Are there any issues with potential buyers accessing home reports?

Yes No x

Q13a) If yes, please provide an overview and outline the implications of this

Comments

Q14) Is this the most appropriate way to enforce home report legislation?

Yes x No

Q14a) If no, please explain why and how this could be improved

Comments

Q15) What are your views on mortgage lenders' acceptance of home report valuations?

Comments

Q16) Are the re-dress options available to buyers reasonable and appropriate?

Yes No

Q16a) If no, please explain why and how these could be improved

Comments

Q17) Do these exceptions need to be amended?

Yes No

Q17a) If yes, please explain what amendments are required and why

Comments

Section 3

Q18) Does the single survey element of the home report provide an appropriate and useful level of information?

Yes x No

Q18a) If no, please explain why and what information should be removed and/or added

Comments

Q19) Should the repairs categories in the single survey be amended to make them consistent with the categories used in the Scottish House Conditions Survey?

Yes x No

Q19a) If yes, please explain why

Comments

Q19b) If no, please explain why

Comments

Q20) Is the valuation element of the single survey a useful element of the home report? Yes x No

Q20a) If yes, please explain why

Comments

Q20b) If no, please explain why

Comments

Q21) Is the information provided in the energy report appropriate and useful?

Yes x No

Q21a) If yes, please explain why

Comments

Q21b) If no, please explain why

Comments

Q22) Is the information provided in the property questionnaire appropriate and useful? Yes x No

Q22a) If yes, please explain why

Comments

Q22b) If no, please explain why

Comments

Q23) Should an additional question on land maintenance fees be added to the Property Questionnaire?

Yes No

Q23a) If yes, please explain why

Comments

Q23b) If no, please explain why

Comments