

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

I have bought both before the Home Report was introduced and after and it definitely provides more information upfront for no extra cost. It gives the valuation so even if estate agents advertise it offers over well below the valuation you can check the Home Report to see if you can afford it and if there is any point in making an offer.

It also removes the obstacle of having to purchase multiple surveys for houses you will never buy.

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Comments

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

Q3a) If yes, please explain why

Q3b) If no, please explain why

It shouldn't focus on any one aspect but should provide the buyer both condition and energy efficiency information.

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

Yes No

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

Comments

Q4b) If no, please explain why

Register would be difficult to keep up-to-date especially if sellers are having to get updated reports.

I don't see much benefit to a central register. It seems like the commercial sector (estate agents etc) are moving toward having everything accessible on-line anyway and Google is the first entry point for all publicly accessible info.

Section 2

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

Yes No

Q5a) If yes, please provide details.

I think it can make it more difficult for people who are desperate to sell as they can't afford their current property. It puts off speculative sellers but I think that is a good thing as they can waste genuine buyer's time.

I think no – I would imagine a very low percentage of people are only selling and not buying. Not having the home report would mean you have to buy at least one survey.

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

Yes No

Q6a) If yes, please provide details

Some surveying firms offer this but it ends up costing the seller more. There should be some sort of fund to help vulnerable sellers get the help they need.

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

Yes No

Q7a) If yes, please explain why

Sellers may not be getting the cheapest deal by not going direct to the seller but it does make it easier as the estate agent will organise everything for you.

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

Q8a) If yes, what other organisations and why

Only RICS surveyors should carry out the Single Survey and valuation but energy assessors should be able to carry out the energy report. There should be no extra cost to the seller though

Q8b) If no, please explain why

Comments

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

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

I had my home report carried out on the Friday of a long weekend so it took about a week to get my flat on the market which is much longer than if it wasn't needed.

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

Yes No

Q10a) If yes, please explain why

Can show buyers the condition of the property and if it has been well maintained.

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 No

Q11a) If yes, please explain why

Comments

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 No

Q12a) If yes, please explain why

Comments

Q12b) If no, please explain why

Comments

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

Yes No

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 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?

No views as our lender accepted the Home Report for the property we were buying and the buyers who bought our flat didn't need our Home Report updated.

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

There is no redress for incorrect information in the Property Questionnaire

Q17) Do these exceptions need to be amended?

Yes No

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

New builds and newly converted properties should not be exempt.

Section 3

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

Yes No

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

Though it would be helpful if phrases were explained e.g. window lintels

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 No

Q19a) If yes, please explain why

Comments

Q19b) If no, please explain why

Needs to be simple

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

Q20a) If yes, please explain why

This is the most important part – it helped us rule out properties and only visit the ones that we could actually afford.

Q20b) If no, please explain why

Comments

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

Yes No

Q21a) If yes, please explain why

Comments

Q21b) If no, please explain why

It doesn't give enough information and doesn't really explain properly that it is based on assumptions. The Energy Report for the property that we bought said we needed cavity wall insulation but there was no evidence that the surveyor had checked that there wasn't any – there should be questions in the Property questionnaire about that. There was also no information about the current level of loft insulation either.

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

Q22a) If yes, please explain why

It was useful to find out about council tax banding and what services were already installed and who the power supply is from. These are the things you want to know as soon as you move in.

Q22b) If no, please explain why

Completing it as a seller was quite time consuming and the format is not very good.

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

Yes No

Q23a) If yes, please explain why

But it would need to be clearly explained how these were different from property maintenance fees.

Q23b) If no, please explain why

Comments