

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

Comments

Q1b) If no, please explain why

I personally think its just another means of getting money out of people who are selling their property. My mother paid £360 for a home report for a property of around £77k it is a disgrace.

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Comments

Q2b) If no, please explain why

It is just a cut and paste job taken over by companies to make money it is nothing to do with showing how energy efficient your property is

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

Comments

Q3b) If no, please explain why

We should simply get rid of it and stop this silliness and its purely a tick box for the Scottish Government but to the person in the street its another means of taking money out of someone pocket

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

Setting up another stupid company that will cost taxpayer and the person in the street selling their home.

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.

This Scottish government has failed to see how much people are struggling and putting additional costs on selling a property is making this worse.

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

At the same time it still costs and over £50 was put on the cost of the report should I have differed payment so at the end of the day the companies who are selling this service make out of it as does the lawyers.

I was strongly advised to use a particular company and they where expensive and useless and the report was mainly completed by the person selling the property and the rest was just a cut and paste job

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

Yes No

Q7a) If yes, please explain why

Selling agents seem to have this well 'stitched up' and are using companies that are expensive. What we discovered was we where charged £360 then we paid VAT on it twice once by the company completing it and then by the estate agents

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

Comments

Q8b) If no, please explain why

I personally think that the survey is enough

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.

We waited 3 weeks for the home report so yes it is delaying and when you deal with solicitors or estate agents its always on their terms and their time scales

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

Yes No

Q10a) If yes, please explain why

Comments

Q10b) If no, please explain why

Just another piece of paper – how many people will go around saying how useful it is that they have a cavity wall insulation!

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

In this current financial climate the answer is, no, properties in spite of all the rubbish we hear that things are not getting better and properties are taking longer to sell so this results in more money being spent by the seller

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

As above you are still paying out the money

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
This is another policy that is brought in that doesn't take account of the financial situation that people are in at this time
And we should be moving towards getting rid of it not adding even more costs to the selling of a home

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

Just another money making thing

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
Some of the details in my mother report were not that accurate and in spite of us telling them that they put this out so I don't think this is accurate

Q17) Do these exceptions need to be amended?
Yes No

Q17a) If yes, please explain what amendments are required and why
I would love to see the whole thing disappear not just the exceptions

Section 3

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

Yes No x

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

'cut and paste is more accurate'

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 x

Q19a) If yes, please explain why

Comments

Q19b) If no, please explain why

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

Q20a) If yes, please explain why

Comments

Q20b) If no, please explain why

My mother's property was interestingly the exact cost that they estate agent gave ! and a different company who assessed a house next door was different

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

Yes No x

Q21a) If yes, please explain why

Comments

Q21b) If no, please explain why

Cut and paste job and the figures meant nothing

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

Q22a) If yes, please explain why

Comments

Q22b) If no, please explain why

Once again for £360 a poorly written report that is standard and not that interesting

Comments

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

Yes No x

Q23a) If yes, please explain why

Comments

Q23b) If no, please explain why

No another excuse to get more money from people