

# 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