

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

It assists buyers when purchasing homes giving them all necessary details for the property. Also sellers can identify amendments needed for their property and get a clear indication of value.

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

I believe the home report plays a big part when a buyer is purchasing a property, apart from viewing the property the home report can have some influence on their decision as it will give any work needed to be carried out etc.

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

The EPC can be used as a guide to make the home more energy efficient. Also steps should be taken to follow the advice given in the home report in regards to amendments needed for the property – this will create higher value.

Q3b) If no, please explain why

Comments

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

It would be an efficient way to keep track of all home reports carried out – easy access as they are all in one place. Also would be good for carrying out research i.e. stats. A Government run “Hub” could be responsible for

this as opposed to private companies which would cut out the chance of competition in this sector.

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 No

Q5a) If yes, please provide details.

Comments

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

Onesurvey Ltd and many surveying companies have payment plans where clients can pay off their home report over a certain period of time.

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

Yes No

Q7a) If yes, please explain why

Comments

Q7b) If no, please explain why

This is an efficient way of commissioning home reports as the seller can deal with all aspects of selling their property in the one place e.g. home report, marketing fees, advertising etc.

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

This would create confusion for first time sellers, more competition and it is unnecessary while there are so many different surveying firms.

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.

Comments

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

Yes No

Q10a) If yes, please explain why

Although home reports aren't necessarily commissioned for marketing, a home report provides a detailed description of properties, it indicates any work that needs carried out and it gives a clear statement of value which is exactly what a buyer needs when looking for a property.

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

This will stop people from having home reports carried out, waiting months and then marketing. Within the months between having the home report completed and marketing a lot of changes could occur to the property and the property industry i.e. house prices changing damage to the property or improvements.

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

In some ways yes as it stops people from using old home reports which may include incorrect information, however 28 days is such a short period of time, 3-4 months would be more appropriate this gives people time to have work carried out/decide on marketing their property etc.

Q12b) If no, please explain why

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?

I think it is unfair for lenders to ask sellers to have their home report updated after only 3 months of being on the market when they have a purchaser. Most people pay £300+ for a home report and to incur further costs after such a short time is unreasonable. However I do believe that after a certain period of time e.g. 6months+ the home report should be renewed if there is a purchaser mainly if there has been changes made to the property or if the value will have changed for any reason.

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 No

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

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

I think there is enough information included in the single survey regarding repairs without adding the SHCS.

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

Q20a) If yes, please explain why

Comments

Q20b) If no, please explain why

One of the first things a seller will look for once their home report is complete is the value. This gives them, the agent and the buyer a clear indication of how much the property is worth taking everything in the report into consideration.

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

Yes No

Q21a) If yes, please explain why

It is useful for becoming more energy efficient thus saving money on energy bills.

Q21b) If no, please explain why

Comments

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

Q22a) If yes, please explain why

Yes. Mainly because most of the points covered in the Property Questionnaire are not covered in any part of the report provided by the Surveyor. The majority of the questions in the property questionnaire would be useful to know when buying a property e.g. council tax band, parking arrangements etc.

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

Information about land maintenance should be found in the single survey if need be. It could also be answered in the "factoring" question in the property questionnaire as this section explains further or shared costs whilst you own the property.