

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why In Theory it should be helpful but, in practice,
Comments it is irrelevant as potential buyers get their own surveys done and don't even ask to see the Home report

Q1b) If no, please explain why It only lasts for 3 months. It doesn't
Comments help either the Seller or potential buyers.

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why The information they provide could be just
Comments as easily be provided by the Estate Agent.

Q2b) If no, please explain why Potential buyers ignore the Home report and
Comments get their own surveys done. They are very expensive for the seller and only last 3 months requiring subsequent review reports.

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 This could easily be done by the
Comments Estate Agents who point out any defects and suggest improvements to try and help sell the property.

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
Comments I see no benefit in having one.

Q4b) If no, please explain why Who would administer & maintain it?
Comments Potential buyers are always going to get their own reports.

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

I pulled out of the market 2 years ago

Q5a) If yes, please provide details.
Comments *after my property remained unsold and the previous Agent won't release the report to enable me to try again. I'm reluctant to pay another £650 for a report.*

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

Comments

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

Yes No

Scotland is out of step with the rest of the UK who don't require these reports.

Q7a) If yes, please explain why

Comments

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

The Estate Agent should be able to give all the required details in their

Q8b) If no, please explain why

Comments

Summary of your property which they do before marketing it.

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

People are reluctant to change Agents as it means having to pay for another expensive report (as in my case and I know of others in this area).

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

Comments

See 9A. They are irrelevant as buyers get their own reports.

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

Quite unrealistic. Very seldom do properties exchange hands so quickly in Perthshire where the market is very depressed.

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

Quite impractical without hassle & expense.

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

In 3 years mine wasn't requested.

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

I see no reason why we should need this expensive anomaly in Scotland ^{still}

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

I doubt whether they use them. Mortgage lenders in my experience, do their own surveys & reach their own conclusions.

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 No

But house purchasers won't rely on it

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

But this could be all done by the Estate Agent

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

The Estate Agent should be capable of pointing out these defects and advising the seller to rectify them. The purchaser is going to have their own survey done anyway.

Q19b) If no, please explain why
Comments

Comments

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

At best it only reinforces the valuation by the Estate Agent. Like the Estate Agent

Q20b) If no, please explain why
Comments

The valuation by the Surveyor is essentially subjective and no two reporters would always agree.

Comments

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

Yes No

Q21a) If yes, please explain why
Comments

Yes but this could just as well be provided by the Estate Agent valuer

Q21b) If no, please explain why
Comments

without the huge expense.

Comments

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

Q22a) If yes, please explain why
Comments

Again this could all be provided by the Estate Agent.

Q22b) If no, please explain why
Comments

Comments

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

Yes No

Our Surveyor made no special

Q23a) If yes, please explain why
Comments

comment about the land on our plot. We have the potential to split the

Q23b) If no, please explain why
Comments

land into 2 plots which would increase the potential value of our property -

Comments

However the Surveyor said that because planning permission hadn't yet been sort no tentative value could be placed on the land.

Again it is possible there are existing clauses regarding boundaries, hedge maintenance, livestock etc. etc. which should be assessed. In our case there are several clauses but the valuer didn't comment on them. Our Estate Agent had made a note of all these things and instructed us to point them out to a potential buyer. The Solicitors involved in the sale would be aware of these clauses and, all in all, it seems superfluous for the valuer to comment and, presumably, add to their high charges.