

CONSULTATION QUESTIONS

Section 1

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

Yes X No

Q1a) If yes, please explain why

Comments

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes X No

Q2a) If yes, please explain why

There is a great danger that as the market picks up , multiple surveys would return and buyers would revert to the cheap option of reliance upon mortgage valuations and learn little about the property which may represent their biggest single investment

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 x

Q3a) If yes, please explain why

Comments

Q3b) If no, please explain why

Credibility has been damaged in respect of actual savings being exaggerated and the epc has been hi-jacked as a vehicle to promote gimmick measures which are not cost effective and have some negative side effects.

The current provision goes far enough until credibility is restored

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

Yes No x

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

I

Q4b) If no, please explain why

I see no benefit other than creation of greater administration and resultant costs

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.

It is minimal in relation to agency costs and only agents and a few sellers would answer yes here.

The report must however be independent of the selling agent and clearly this is not the case in some instances where surveyors are part of the same organisation as the agency.

This must be addressed

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

They invariably result in higher overall cost to the seller

They can be part of a package tying the seller to an agent, solicitor or other associated service provider

Government means tested assistance of some type could provide a solution

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

Yes No

Q7a) If yes, please explain why

Many result in provision of a report which is not prepared by a disinterested party.

There are agents who are part of the same organisation as the surveyor and it is fundamentally wrong that a surveyor whose organisation has an interest in the sale of a property should be allowed to provide the home report on that property.

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

Opens a wide door to mal practice by non-regulated organisations who would not necessarily employ local knowledge

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

Allays fears on condition and value by providing independent report (except where agent and surveyor are connected)

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

More vigilance required by trading standards though

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

Some use any excuse to instruct a separate valuation and benefit from additional charges to the purchaser

Most do however accept a report associated with valid home report

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 x No

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

Comments

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

The condition survey also gives advice and the criteria therefore differ

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

Q20a) If yes, please explain why

In most cases it provides an independent disinterested opinion on value sometimes from a local surveyor (when optimal)

Q20b) If no, please explain why

Comments

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

Yes x No

Q21a) If yes, please explain why

Provides general comparative advice on different properties but unfortunately it has been hijacked as a selling tool for products

Q21b) If no, please explain why

Comments

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

Too many question re service providers which are NOT relevant to the property itself

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

Comments