

## 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's improving the overall condition of the housing stock, by encouraging homeowners to maintain and improve their properties. It's providing stability in the housing market with information on the condition and value of a property being available at an early stage in the process.

**Q1b) If no, please explain why**

Comments

**Q2) Are the original Home Report objectives still appropriate?**

Yes  No

**Q2a) If yes, please explain why**

Though market conditions are changing the objectives of the Home Report are still as relevant.

**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**

Comments

**Q3b) If no, please explain why**

The Home Report already provides such information though perhaps surveyors could have a role in explaining the impact of such matters on property values and saleability.

**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**

The Home Report is only relevant to the wider public during the

**marketing period. Thereafter the information contained therein should be confidential to the property owner.**

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.**

In some cases, particularly for sellers on a tight budget, this could be detrimental to getting their property on the market.

**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**

Various payment plans have been available in the past, though the take-up has been relatively low due to additional costs involved.

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

Yes  No

**Q7a) If yes, please explain why**

**Q7b) If no, please explain why**

This can give rise to a potential conflict of interest, particularly in relation to Estate Agents only instructing Surveyors owned by the same company, and a lack of transparency in this part of the process. Agents should be required to explicitly show any such arrangement.

**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**

The Valuation is an integral part of the Home Report, and to be acceptable for lending purposes, could only be carried out by an RICS registered valuer.

**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.**

Whilst there may be a slight delay at the start of the process, this is more than made up by speeding up the end of the process.

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

Yes  No

**Q10a) If yes, please explain why**

A good, well reported Home Report, prepared by an experienced Chartered Surveyor, with knowledge and experience in the local market would be a useful marketing tool for sellers and would provide buyers with the information required to make an informed decision on purchase.

**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**

Market conditions and property values can change over a relatively short period of time, and at least at the start of the process the Report should be reflective of such.

**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**

Any longer and the property would clearly have been "off the market" and re-marketing after this time as "new on the market" without a new Home Report would give sellers an unfair advantage over properties which had been marketed continuously for a longer period.

**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**

Some agents may impose restrictions on how potential buyers can access the Home Report. This causes delay and frustration amongst buyers who typically want ready access to as much information as possible about their potential purchase.

**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?**

Provided lenders continue to rely on the panel system to use RICS qualified surveyors with appropriate local knowledge and experience, this should not be an issue.

**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**

Most surveying firms have a robust complaints procedure in place to deal with buyers concerns in a professional manner.

**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**

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

**Q19a) If yes, please explain why**

Comments

**Q19b) If no, please explain why**

The current format has been well thought out and tested over a five year period and is appropriate for the nature of the Report.

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

**Q20a) If yes, please explain why**

The valuation is crucial to the marketing and purchasing process, and very often the first element looked at by sellers, selling agents, buyers and their advisors.

**Q20b) If no, please explain why**

Comments

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

Yes  No

**Q21a) If yes, please explain why**

It enables purchasers to draw comparison between different properties on the basis of their energy efficiency and potential running costs.

**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**

Comments

**Q22b) If no, please explain why**

This is probably the least useful element of the whole report, often prepared with little thought by buyers who are ill-informed or who just cant be bothered. Needs an extensive overhaul.

**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**

This would be of little significance in the majority of cases and would be a matter for legal agents to clarify by appropriate searches.