

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

The Home Report prevents multiple surveys, creates closer links between asking price and selling price and prevents artificially low asking prices. It also highlights defects in properties which can be repaired by the buyer or the seller, thereby improving the condition of the housing stock. The above were the primary objectives..

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

In general the Home Report creates a more balanced market than the previous system

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

Q3b) If no, please explain why

The Home Report should concentrate on condition and value. However promotion of energy efficiency can be included separately within the Home Report Pack as is done presently.

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. It is not necessary and would be a waste of money and resources

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

Details can be found on some Surveyors Websites.

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

The purchaser has the option to approach a firm of Surveyors directly if they desire to do so.

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

RICS Surveyors have the necessary levels of training and experience to provide both condition and valuation advice. It is unlikely that other organisations would be able to combine both skills so effectively.

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.

Loss of quality of advice.

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

The purpose of a Home Report should be technical in terms of condition and value and this should not be confused with a marketing tool. Sales particulars should be the effective marketing tool.

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

It is possible that the condition of a property and possibly the value could change over a 12 week period.

Q11b) If no, please explain why

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

A time limit is necessary to prevent outdated reports being presented to purchasers. However perhaps some reasonable compromise could be adopted in terms of replacement or refreshed reports to provide assistance to sellers.

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

Comments

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

Lenders should accept home report valuations. The point of including a generic mortgage valuation was to make the valuation universally acceptable to lenders.

Lenders do not appear to understand that the relationship between the valuation and the purchase price is a function of market conditions and that a "one size fits all" approach by lenders is not appropriate. Perhaps further discussion of this point is required.

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

Sometimes the fact that the report is objective restricts the surveyors ability to give proper advice.

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

Buyers and sellers are now generally used to the current categories and it would be counter productive to change them.

Q19b) If no, please explain why

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

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 is relevant in that it provides a comparison with other properties as all properties are rated on the same criteria. However the information is not always accurate due to the fact that it is a Reduced Data package.

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

The information is useful to the purchaser and their legal adviser.

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

This would provide additional relevant information to a purchaser.

Q23b) If no, please explain why

Comments