

CONSULTATION QUESTIONS

Section 1

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

No

Q1a) If yes, please explain why

Comments

Q1b) If no, please explain why

Seldom asked for and its a waste of money

Q2) Are the original Home Report objectives still appropriate?

No

Q2a) If yes, please explain why

Comments

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?

No

Q3a) If yes, please explain why

Comments

Q3b) If no, please explain why

People are more interested in the house and the location than anything else

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

No

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

Comments

Q4b) If no, please explain why

They should be abolished

Section 2

Q5) Do you think the upfront cost of Home Reports is preventing potential sellers from putting their property onto the market?

Yes

Q5a) If yes, please provide details.

You have to pay up front for everything. Off course it puts people off.

Q6) Are you aware of any schemes available (e.g. deferred payment) to help potential sellers to pay for home reports?

No

Q6a) If yes, please provide details

Comments

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

No

Q7a) If yes, please explain why

Comments

Q7b) If no, please explain why

Surely it should not matter who commissions them – the result should be the same

Q8) Should other organisations be allowed to carry out the Single Survey (including valuation) and/or the Energy Report?

No

Q8a) If yes, what other organisations and why

Comments

Q8b) If no, please explain why

Report should be abolished

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

Q9a) If yes, please outline the implications of this.

Just adds an unnecessary bureaucratic level which is not needed.

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

No

Q10a) If yes, please explain why

Comments

Q10b) If no, please explain why

They are of limited use and certainly not for marketing

Q11) Is the 12 week deadline for marketing a property after completion of a home report appropriate and reasonable?

No

Q11a) If yes, please explain why

Comments

Q11b) If no, please explain why

A new report every 12 weeks is a waste of time and money and is of no benefit, especially now that houses are much longer on the market.

Q12) Is the 28 day provision for removing a property from the market without requiring a new home report appropriate and reasonable?

Yes

Q12a) If yes, please explain why

Comments

Q12b) If no, please explain why

Q13) Are there any issues with potential buyers accessing home reports?

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?

No

Q14a) If no, please explain why and how this could be improved

Better off without them

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

They don't. They are not appropriate to a mortgage provider

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

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

Q19a) If yes, please explain why

Comments

Q19b) If no, please explain why

Comments

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

Q20a) If yes, please explain why

Comments

Q20b) If no, please explain why

It is a folly to accept a single valuation. You have no idea what is included and what has been missed or even what has been included that does not exist

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

No

Q21a) If yes, please explain why

Comments

Q21b) If no, please explain why

Poor quality

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

Q22a) If yes, please explain why

Comments

Q22b) If no, please explain why

Solicitors have their own questionnaire so all that happens is it is one more to complete unnecessarily

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

No

Q23a) If yes, please explain why

Comments

Q23b) If no, please explain why

These reports should be abolished