

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

Yes No

Q1a) If yes, please explain why
Comments IT PROVIDES GOOD INFORMATION FOR THE BUYER

Q1b) If no, please explain why
Comments THE INFORMATION ON ENERGY COULD HOWEVER BE MADE CLEARER, INDICATING WHAT ENERGY MEASURES ARE NEEDED OR NEEDED REPLACED

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why
Comments MY DAUGHTER WHO WAS A FIRST TIME BUYER BOUGHT A HOUSE THAT WAS EMPTY AND ON THE MARKET FOR TWO YEARS. AS IT WAS EMPTY FOR TWO YEARS THE REFRESHED REPORT SHOULD HAVE ADVISED

Q2b) If no, please explain why
Comments THAT VAT ON IMPROVEMENTS WAS 5%.
THE REFRESHED REPORT SHOULD HAVE ADVISED

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 WHEN MY DAUGHTER TOOK POSSESSION SHE FOUND OUT THE HEATING SYSTEM WAS RUSTY AND LEAKING AND NEED TO BE REPLACED. GREEN HOMES CASHBACK AVAILABILITY SHOULD HAVE BEEN HIGHLIGHTED

Q3b) If no, please explain why
Comments

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

Yes No

No Views

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

Comments

Q4b) If no, please explain why
No Views

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

No Views

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
Comments

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

No views

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

Comments

No RICS PROVIDES GOOD INFORMATION BUT ENERGY INFORMATION NEEDS

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

IMPROVED AND AVAILABILITY OF GRANTS AND VAT CONCESSIONS SHOULD BE HIGHLIGHTED

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

No views

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

BOTH SELLERS AND BUYERS WOULD BENEFIT WITH THE INFORMATION PROVIDED. IMPROVED ENERGY INFORMATION WOULD BE HELP ACIEVE A FAIRER PRICE.

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

IN MY DAUGHTERS CASE THE VALUE WAS REFRESHED AFTER TWO EMPTY. THE DETRIATION IN THE HEATING SYSTEM SHOULD HAVE BEEN HIGHLIGHTED AT THE VAT REDUCED RATE

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

No views

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?

Comments

RICS I THINK PROVIDE AN IMPARTIAL VALUATION BUT THINK THEY PERHAPS SHOULD TAKE ACCOUNT OF ENERGY MEASURE

Q16) Are the re-dress options available to buyers reasonable and appropriate?

Yes No

COSTS, OMBUDSMAN CAN DECIDE IF ANY DISAGREEMENT

Q16a) If no, please explain why and how these could be improved
Comments

Q17) Do these exceptions need to be amended?

Yes No

ALL HOUSES SHOULD BE INCLUDED

Q17a) If yes, please explain what amendments are required and why
Comments

NEW / REFURBISHED OR PART OF A PORTFOLIO

Section 3

Q18) Does the single survey element of the home report provide an appropriate and useful level of information?

Yes No

MORE INFORMATION ON ENERGY MEASURES SHOULD BE INCLUDED

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

GIVES A LEVEL PLAYING FIELD AND ENERGY MEASURES SHOULD BE ADDED

Q19a) If yes, please explain why
Comments

Q19b) If no, please explain why

Comments

USING THE 1 2 3 CATEGORY AS WITH REPAIRS.

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

IT PROVIDES BUYER AND SELLER WITH A NEGOTIATION STARTING POINT

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
Comments

FOR REASONS AS ALREADY GIVEN PERHAPS GREEN DEAL

Q21b) If no, please explain why

Comments

INFORMATION AND FUNDING COULD BE ADDED ESPECIALLY FOR HOUSES IN POOR CONDITION

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

Q22a) If yes, please explain why
Comments

BUT MORE INFORMATION ON ENERGY BILLS SHOULD

Q22b) If no, please explain why

Comments

BE GIVEN

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

Yes No

Q23a) If yes, please explain why
Comments

THE MORE INFORMATION GIVEN ON THE QUESTIONNAIRE

Q23b) If no, please explain why

Comments

THE BETTER AT ARRIVING AT A FAIR PRICE.