

# CONSULTATION QUESTIONS

## Section 1

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

Yes ✓ No

**Q1a) If yes, please explain why**

- provides transparency and reduces multiple surveys. Will encourage owners to maintain and improve the stock. May provide some stability to pricing/purchasing

**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 my view the HR has worked in what is a very testing market. The signs are therefore there that the HR will work in what is now an improving market.

**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**

It would make sense to make further use of all the energy related information gained from the HR.

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

Comments

**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**

A national register would provide a wealth of information, geographic trends and statistical information on each region.

**Q4b) If no, please explain why**

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.**

The whole process of selling a residential property can be expensive with the HR effectively a small part of the process.

**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**

Yes, I am aware one of the national firms offers a deferred payment option.

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

Yes  No

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

Conflict of interest can be an issue, especially in relation to estate agents only instructing surveyors who are owned by the same company- in my view there is a lack of transparency in this part of the process. There should be a section within the HR that allows for a conflict section to be included.

**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**

The valuations at the moment is undertaken by RICS registered valuers who have a wealth of knowledge of valuation matters. Trust by the lenders is placed upon these individuals who have spent a considerable period of their professional life attaining such qualifications and experience.

**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**

It is a transparent document and provides an indication on value to the prospective seller as well as any prospective purchaser.

**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**

Yes, I believe so. There needs to be a deadline in place -12 weeks seems sensible.

**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**

Once again there needs to be a timeline in place.

**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?**

In my experience the use of local firms with a good sound knowledge of the market must be given top priority. The use of panel managers by lenders and the inclusion of local valuers familiar within the region they cover is essential.

**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**

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**

No reason to change now given public familiar with categories.

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

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

Yes of course – it is in my view the main part of the HR. It is essential that this part is maintained and that it is undertaken by qualified RICS members.

**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 will provide a national database of energy ratings within each geographic area.

**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**

Yes, as it puts the emphasis on the seller to provide the correct information.

**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**

Comments

**Q23b) If no, please explain why**

This is my view should fall on the solicitor to investigate.