

CONSULTATION QUESTIONS

Section 1

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

Yes X No

Q1a) If yes, please explain why

The Home Report was introduced to take the expense out of the prospective purchasers hands but ensure that they got a good idea of value of the property and a report on the condition any possible problems.

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes X No

Q2a) If yes, please explain why

Sellers are aware of any problems before putting house on the market and are more likely to instigate repairs to reduce any Category 2 or 3 being reported.

No more multiple surveys over properties, a fair and independent valuation is put on the property and sellers and purchasers are aware of value and condition before sale.

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 X No

Q3a) If yes, please explain why

The EPC is already an integral part of the Home Report and this is increasingly being looked at as a main part of the HR pack. Purchasers and sellers are able to see where improvements can be made.

Q3b) If no, please explain why

Comments

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

Yes No X

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

Comments

Q4b) If no, please explain why

Not required. Would be expensive and difficult to manage and no real benefit to either sellers or purchasers.

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

Some companies offer a payment scheme, but this has proven in some cases to be extremely costly and money has been lost. The schemes offer help for those needing to sell who are in dire straights however the cost of running these deferred schemes are higher and therefore putting more cost onto the people who are struggling in the first place.

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

Yes No

Q7a) If yes, please explain why

Some conflict may arise, particularly where larger agencies have a sister surveying company and the exact relationship may not be visible to sellers/purchasers. Clarification should be made clear on the Home Report of any commission payments or association.

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

RICS members are trusted, independent valuers and as such their valuations and EPC reports are covered by rules, insurance and established complaints procedures and trusted by both sellers and purchasers alike. Other untried organisations carrying out Home Reports/EPCs would diminish the quality and trust people have in Home Reports.

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

Yes, if the Home Report is carried out by a trusted local surveyor with good local knowledge then the report itself can answer a lot of questions purchasers may have about the property. If the seller has a report ready at the time of marketing that is seen to be independent and full then purchasers will be more likely to take the property seriously.

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

12 weeks is a long time, particularly throughout the winter months where weather may take a toll on properties and changes can occur suddenly, I believe shortening the deadline to 8 weeks, which gives enough time for sellers to update/carry out any repairs they wish to increase valuation or reduce Cat 2/3s.

Home Reports are more likely to be electronically transferred and therefore HRs should have a much quicker turn around than 12 weeks.

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

Comments

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?

Most lenders accept the Home Report valuations, however some unregulated reports which are not accepted by mortgage lenders hinder the process, and cause multiple surveys to be carried out over the property either at the expense of the seller/purchasers.

I believe that mortgage lenders have a great trust in HRs carried out by local surveyors who are regulated by the RICS and have a good knowledge of the area and longstanding dealings with local estate agents, etc.

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 X 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 X

Q19a) If yes, please explain why

Comments

Q19b) If no, please explain why

The present system is simple and easy for all to understand, amending now would only add complications of a perfectly good report style.

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

Q20a) If yes, please explain why

This is the most crucial element of the Home Report and is what purchasers and lenders rely on for making a decision on what to offer on the property. The valuation will also take into account any costs of essential repairs which are required over the property.

Q20b) If no, please explain why

Comments

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

Yes X No

Q21a) If yes, please explain why

The EPC, whilst fairly still unknown to some sellers/purchasers is a valuable report and sellers and purchasers alike are able to, at a glance, see where improvements can be made and any grants available to help them.

Q21b) If no, please explain why

Comments

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

Q22a) If yes, please explain why

It is a useful report, with the benefit of owners knowledge on previous works over the property and highlights services attached to the property.

Q22b) If no, please explain why

Comments

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

Yes X No

Q23a) If yes, please explain why

It would highlight any possible problems with Title or burdens over the property, which may not have been highlighted until later in the buying process.

Q23b) If no, please explain why

Comments