

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

It avoids the problems of multiple surveys paid for by several buyers.

Q1b) If no, please explain why

Q2) Are the original Home Report objectives still appropriate?

Yes No *I don't know*

Q2a) If yes, please explain why

Q2b) If no, please explain why

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

It already does this.

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

Q4b) If no, please explain why

*Some degree of privacy should remain —
think about identity fraud and burglary*

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 *Don't know. No experience of this personally*

Q5a) If yes, please provide details.

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

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

Yes No *Don't know. Personally, no problems ("issues")*

Q7a) If yes, please explain why

Q7b) If no, please explain why

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

Energy-related orgs. Surveyors may need some competition in relation to energy-saving. E.g they may calculate that a conservatory of so many m² is worth so much, without considering its maintenance cost in relation to its utility when not heated artificially.

Q8b) If no, please explain why

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.

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

Yes No

Q10a) If yes, please explain why

Comprehensive and unbiased description, including items needing repair.

Q10b) If no, please explain why

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

Q11b) If no, please explain why

In a slow market, many properties will not sell in 12 weeks, so the seller has to pay again, though perhaps at a smaller cost. We understood we needed a revised Home Report after 6 months - perhaps incorrect.

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

Sellers are not always available.

Q12b) If no, please explain why

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

As a seller, we were provided with a paper copy, but not as a buyer. We were expected to download it from the Web. Not all buyers have access, computers can break down. We do not have broadband, it is too large to print out. We cannot take our home computer with us when viewing a property. Printers can run out of ink or paper, or break down.

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

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

No experience of this when buying. Seemed to work OK when selling.

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

No re-dress available to misleading question 3 of Property Questionnaire. The Council Tax Appeals Panel effectively ruled that this was outside their jurisdiction. The Solicitor has also stated in writing that this is outside his responsibility.

Q17) Do these exceptions need to be amended?

Yes No

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

No personal experience, but I would judge that a newly-converted property has need of a Home Report - the conversion might be ill-conceived, or dangerous in various ways.

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

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

Q19b) If no, please explain why

The present categories seem to be appropriate to the selling/buying situation.

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

Q20a) If yes, please explain why

It gives ~~an~~ neutral and standardised figure, from which the buyer can depart upwards or downwards according to the importance of particular features he is seeking.

Q20b) If no, please explain why

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

Yes No

Q21a) If yes, please explain why

Q21b) If no, please explain why *Mainly appropriate and useful, but an 'oddity' appears in ^{our} Energy Reports both selling and buying, namely recommending that one ~~radiator~~ ^{room} should not have a radiator thermostat, only a wall thermostat. Our last 2 houses had thermostats on all radiators, and worked well. Our new house has the arrangement rec'd by the Energy Report, and anomalies result. What is needed is a reference which the buyer can consult to find detailed reasoning behind such a*
Q22) Is the information provided in the property questionnaire appropriate and useful? Yes No *peculiar suggestion*

Q22a) If yes, please explain why

Q22b) If no, please explain why *THIS IS THE SOLE REASON FOR OUR COMPLETING THIS QUESTIONNAIRE. Most of the Property Questionnaire is OK, but THE WORDING OF QUESTION 2 LEADS THE BUYER TO THINK THAT THE COUNCIL TAX BAND ~~IS~~ IS PERMANENTLY FIXED AT THE BAND SHOWN IN THE OFFICIAL HOME REPORT. SEE SEPARATE DOCUMENTS ALREADY SUBMITTED.*

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

Yes No

Q23a) If yes, please explain why

The buyer of limited income, needs all the info he can get about the outgoings he will be committed to. Land maintenance fees can be of the same order of magnitude as the Council Tax.

Q23b) If no, please explain why