

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

Multiple valuations are a thing of the past, low upset prices also due to the state of the market. Debateable whether or not the improvement of the condition of the housing stock has taken place, some vendors will carry out repairs and some purchasers will follow though too, statistics on this would be helpful to establish success or otherwise..

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Two objectives are being addresses, the low upset price has faded into the background due to the marketplace, and ongoing the HR will “peg” asking prices closer to sale figures when the market warms up. Major concern is that the market is driven by the only group of stakeholders who are not subject to proper legal governance other than the Property Misdescriptions Act, ie estate agents, legislation long overdue on this.

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 could and should be used but this needs to be promoted in a much stronger way by selling agents and for it to be a much more prominent issue with the buying public, continuous increases in energy prices will eventually filter through in the public’s view.

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

This should have been present from the outset, it was in the initial proposals was dropped possibly on technical, administration and cost issues

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.

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 schemes were offered but demand does not appear to have been as strong as first envisaged and upfront cost has the benefit of committing an individual to selling so it will have been considered carefully.

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

Yes No

Q7a) If yes, please explain why

Estate Agents must be subject to appropriate legislation and governance, any individual can set themselves up as an Estate Agent and practice without any prior experience or knowledge, this is not in the best interests of the public . Lenders Solicitors and Surveyors are subject to legal rules, and enforceable codes of conduct and yet the market is controlled by the only party not so controlled.

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

The legislation already allows for other organisations to carry out Single Survey and Energy Reports but they have to be subject to the same safeguards and rigour and governance that RICS qualified surveyors provide, should this change then why stop at surveyors the conveyancing element could be provided by other organisations.

Q8b) If no, please explain why

Comments

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

An honest presentation of any property provides a potential purchaser with the detail they need to make an informed offer, this should be viewed as a useful tool by the vendor

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

But dependant on the market conditions, this should be subject to review, but has been driven by the lenders who not unreasonably need to have a recent valuation on which to base their lending decision.

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

It allows vendors time to address any repairs that may have been highlighted in the Single Survey.

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?

Generally cooperative

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

Market knowledge of the Scottish House Conditions Survey is minimal

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 allows an individual confidence in offering for a property as the lenders have agreed to stand by the valuation whilst in date.

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

Highlights energy saving opportunities.

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

When completed fully

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 would be subject to scrutiny at offer stage, most sellers wouldn't have a clue how to answer it.