

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

Comments

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Comments

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

The Home Report should take a more holistic approach to energy efficiency and ensure that the property is wind and watertight as the primary need to be energy efficient.

It is the NFRCs opinion that a property cannot fully meet its potential energy efficiency unless it is wind and watertight.

The Scottish Government issued "HOMES THAT DON'T COST THE EARTH"

"A consultation on Scotland's Sustainable Housing Strategy"

Within this consultation it outlined a hierarch of needs to look after properties.

Looking after your home - a hierarchy of needs

Looking after your home: What is most important?

1. Make sure that your home is wind and watertight and that it is structurally sound; make sure that it stays that way by carrying out regular maintenance.

2. Make sure that work is done properly because poor quality repairs may be ineffective and can cost more in the long run.

3. Consider retrofitting appropriate insulation.
4. Make sure that your home is properly ventilated because this is essential to keep it healthy.
5. Review your boiler to ensure that it is efficient.
6. Ensure that points 1-5 have been addressed before considering microrenewable technology.

The Historic Scotland Traditional Building Skills Strategy stated “A well maintenance building is one which is more energy efficient” and “The adaptation of Scotland’s existing building stock and ongoing maintenance over wholesale replacement are critically important to achieving our low carbon objective” and “The focus of any action to reduce carbon emissions in Scotland therefore must focus heavily on the domestic stock.”

The Scottish Government has acknowledged that “Improving Condition Homes can only become more energy efficient if they are in a [good state of repair](#).”
(<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/sustainable>)

Low Carbon Impact

Residential sector accounts for 33% of carbon emissions in Scotland. Of the existing domestic structures we have today, 85% will still be in use by 2050 Climate Change (Scotland) Act has specified an 80% reduction in carbon emissions.

Condition of Scotland's Properties

The current condition of Scotland’s properties is poor but property owners are not aware of the full extent of their buildings disrepair.

The **Scottish Small Towns Report** stated “every town surveyed had instance of serious disrepair.” The survey results suggested that some towns had a higher incidence of disrepair where in excess of 80% of the properties surveyed required some form of maintenance. The towns surveyed which fared better still required between 50% and 75% requiring maintenance.”

The report suggested that approximately *70% of the properties* surveyed would benefit from or will be required to have works carried out to remove *serious* defects.

Scottish Stone Liaison Group’s (SSLG) **Safeguarding Glasgow's Stone-built Heritage** stated many traditionally constructed buildings were in a poor state of repair and the report, printed in 2006, identified that 97% of stone buildings in Glasgow would require some repairs by 2026.

2012 Scottish Housing Condition Survey stated:

83% of dwellings in Scotland have some form of disrepair and older dwellings were more likely to have some form of disrepair with 92% of those built before 1919 having some disrepair compared with 54% of dwellings built after 1982.

Critical Elements

75% of dwellings with disrepair had some disrepair to critical elements

(critical elements are those whose condition is central to a dwelling being wind and weather proof, structurally stable and safeguard against further rapid deterioration)

- Disrepair to critical elements: any disrepair to the critical elements of the dwelling. The critical elements are those whose condition is central to a dwelling being wind and weather proof, structurally stable and safeguarded against further rapid deterioration. They are as follows:
 - Roof covering;
 - Roof structure;
 - Chimney stacks;
 - Flashings;
 - Roof gutters and downpipes;
 - External walls - finish;
 - External walls - structure;
 - Access decks and balustrades (common areas - flats only);
 - Foundations;
 - Damp-proof course;
 - External doors and windows (dwelling only);
 - Doors, screens, windows and roof lights (common areas - flats only);
 - Party walls - structure;
 - Floor structure;
 - Floor finish;
 - Dry rot/wet rot.

end

The survey states “some disrepair to critical elements is fairly common but tends to be at a relatively low level in each property”, for a relatively small investment in repairing these critical elements, it could have a significant positive impact on the energy efficiency of properties.

The NFRC believes that the issue of disrepair to Scotland’s homes is of paramount importance to minimise the energy required to heat the buildings and will then have a positive long-term effect on fuel poverty.

The Scottish Housing Condition Survey 2011 identified that over £2 Billion was spent by private property owners during the term 2009-2011 (inclusive) yet the condition of the buildings did not improve during that time.

The profile of the condition of properties is not sufficient but the Home Reports accurately reflected the full condition of properties then it could encourage property owners to undertake repairs to critical elements of their property rather than interior improvements and therefore reduce carbon emissions.

Q3b) If no, please explain why

Comments

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

Yes x No

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

This would allow the government to cross refer the Scottish Housing Conditions Survey findings with Home Reports to ensure that similar levels of disrepair were reflected in the Home Reports.

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

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

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

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

Only if they accurately reflect the condition of the property. Otherwise, several home reports will be very similar and not assist the vendor to differentiate his/her house as one in good condition compared with others on the market.

For that reason, there is little motivation for a vendor to invest in undertaking repairs to critical elements of the property.

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

Comments

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?

Comments

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 x No

Q19a) If yes, please explain why

For transparency.

Given the sheer volume of properties with disrepair as highlighted in the Scottish Housing Conditions Survey, it would be beneficial if single survey reports were monitored centrally to ensure that results were accurately reflected in both reports.

If not, it would highlight training required by surveyors to ensure they accurately reflected the physical condition of properties they surveyed.

It would also highlight an estimated extent of repair required to the purchaser of a property to allow him/her to make a fully informed decision regarding purchasing of a property.

The NFRC believes this would raise the profile of these minor repairs to the vendors of properties and would encourage them to undertake the repairs to maximise the value of their property. In doing so, this would have a positive effect on the carbon efficiency of Scotland's domestic buildings.

Q19b) If no, please explain why

Comments

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

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

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

Comments

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

Comments