

# CONSULTATION QUESTIONS

## Section 1

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

Yes  No  *SHOULD BE ABOLISHED*

Q1a) If yes, please explain why

Comments

Q1b) If no, please explain why

Comments

*Report out of date immediately it is done. Seller cannot carry out repairs in static number and are not done so  
Purchaser still having to get own reports  
I could fill a page on this alone.*

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

*It does not make seller carry out repair. Nor is it now that are sewerage acts for both seller and purchaser. It is costing far more than the std system.*

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

Comments

Q3b) If no, please explain why

Comments

*A simple EPC is all that is required to comply with EEC requirements*

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

Comments

Q4b) If no, please explain why

Comments

*We have enough red tape as it is. This is completely unnecessary and will be out of date within months.*

**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.** *No question. We have had numerous instances of this.*

**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 *Deferred payments can make it already stretched budgets.*

**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** *Needs to be a professional or devalues the whole system.*  
Comments *(Nicky Mouse provider recommended)*

**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 *Sellers lose the freedom to market at will and to test the market for their house when they want.*

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

Yes  No

**Q10a) If yes, please explain why**

Comments

**Q10b) If no, please explain why** *Surveyor value is questionable only. Other surveyor will agree figure to keep seller*

Comments *happy but not realistic. Sets artificial level of price and further slows market*

**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 *Seems plenty of time*

**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 *Needs to be longer HR are out of date after a few weeks anyway so no reason not to give 12 weeks also.*

**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  *This question is non-serial.*

**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

*Complete waste of time. They either need an update  
after a few weeks or we'll not accept seller report at all.*

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

*The whole concept of one survey term 2  
months is wrong. In any event there are so many  
caveats in a HR that a buyer would have great  
difficulty in redress against a surveyor.*

Q17) Do these exceptions need to be amended?

Yes  No

*Assuming the ~~with~~  
current exceptions*

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**

*They are understandable as they are*

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**

*sets an artificial level. Surveyors are always behind the curve on house prices. There should be no valuation element at all. Seller should have complete freedom to fix their own price in consultation with selling agent.*

**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**

*No one understands it or cares!*

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**

*few read it and may answer not known by seller.*

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** *We have enough rubbish  
in it as it is!*

Comments