

# 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**

Insufficient information is required regarding Private Water Supplies to enable prospective buyers to make an informed decision

**Q2) Are the original Home Report objectives still appropriate?**

Yes  YES  No

**Q2a) If yes, please explain why**

Important for potential buyers to be fully aware of all pertinent information regarding the property they are thinking about buying, also vehicle to gain improvements in Scottish housing stock in general.

**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  yes  No

**Q3a) If yes, please explain why**

We all need to be aware of energy conservationComments

**Q3b) If no, please explain why**

Comments

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

Yes  yes  No

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

Should be freely available to all prospective buyers to allow them to compare properties they are considering viewing/buying. Should be under Scottish government control

**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**

Potentially a vehicle to demonstrate all the good things about a 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**

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

As a property without a potable water supply is classed as 'below tolerable standard' and therefore effectively condemned, it would be

**unmortgageable. Many properties utilising private water supplies do not have consistently potable water available in the house.**

**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  
There should be large penalties for failure to disclose or  
untruthfulness**

**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  NO

**Q18a) If no, please explain why and what information should be removed and/or added**

**More information regarding private water supplies should be made part of the survey where appropriate. In our experience many people purchase properties provided by private water supplies and discover the pitfalls once inhabiting the property.**

There is a lot to consider when you are buying a property, and private water supplies are extremely variable. Some are straightforward, with modern and easily maintained treatment systems, but many are not. Time you spent gaining information regarding the private water supply serving a potential purchase may minimise future problems for you. Purchasers should note that a private water supply will be their responsibility, there may be little that the local authority can do if the supply proves to be problematical.

Private water supplies are easily contaminated and they should be made aware of the associated health risks such as the possibility of illness caused by E. coli O157, Campylobacter and Cryptosporidium etc. This is especially important for vulnerable groups such as children, the very old, and those who are immunocompromised.

**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**

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