

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

The buyer now receives clear and detailed information about the condition of the house they are buying. This stops a purchaser from buying a property and then 2 weeks later discovering that they need to shell out hundreds or thousands of pounds on any defects the property might have had. Sellers are able to use the Home Report to make their properties as best as can be before placing the property on the market. Surveyors use comparable evidence from similar local properties and provide a true value of the property, which stops buyers making unrealistic offers.

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

All of the objectives improve the selling process for both sellers and buyers.

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 already includes an EPC which states clearly the energy efficiency of the property and the potential. It also states clearly a category of 1-3 for any improvements that are required now or in the future.

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

It can sometimes be difficult for a buyer to locate exactly where the Home

Report can be accessed. There are a number of different Home Report hosts and sometimes buyers end up calling round each in order to find out where the Home Report can be viewed. Also, for sellers who have an older Home Report that has been arranged by their Selling Agent, sometimes they are unaware or do not pay enough attention to who the surveyor was or where their Home Report is kept. It would be good for all Home Reports to be stored in one place.

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

Most surveying companies have payment plans that they can put into place when requested, although I don't think these are promoted or advertised in any way. Some surveyors offer a 3 part payment where the Seller would pay a third of the cost over 3 months.

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

Sometimes a Selling Agent can have a reduced fee scale agreement with certain surveyors and therefore can get their client a better deal. It also benefits the seller as they don't have to worry about doing research and taking time to organise this themselves.

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

RICS Surveyors are trained for a minimum of 6 years and are helped with a code of conduct meaning sellers can have confidence in their Home Report. Allowing other organisations to carry out a Single Survey could result in a seller paying for an inexperienced opinion or a Home Report that won't be trusted or accepted by Lenders.

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.

There should be no delay. In most areas a Home Report can be completed in 3-4 days. A lot of the time the Home Report is organised for the same day as the Selling Agent attends to take photographs and measure up, meaning that by the time the Selling Agent has organised the marketing brochure, the Home Report could be ready as well.

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

Yes No

Q10a) If yes, please explain why

As stated above, the Home Report can help the Seller by giving them a true value. Also, it gives the Seller a chance to carry out any essential repairs needed that could in turn increase the value 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

A date of less than 12 weeks ago can show that the Home Report is fresh and up to date and that the information is still relevant/correct.

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

I'm not sure I agree that 28 days is long enough in certain circumstances. I think 28 days is fine if the report was done 2 years previously, as this would stop people coming off the market and then coming back on and expecting to use a Home Report that is 2 years old. But if for example a Home Report

was carried out in June 2013 and then taken off the market in July for 29 days and then the Seller wanted to sell again in August 2013, I think 28 days is too short a period of time to expect the Seller to pay another £450.

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

Not normally, but as mentioned previously sometimes buyers end up calling round different Home Report providers in order to find out where the Home Report can be viewed. A lot of Estate Agents ask that you register interest on their website and they will then contact you to provide information on where to obtain the Home Report. This means that the buyer needs to wait until the Agents opening hours before able to view the Home Report. There are however some Agents who have a link on their website so that potential purchasers can click through and register to view the Home Report straight away.

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?

No problems, although I have heard some horror stories of Lenders telling their clients that their Home Report is not accepted when it should be and then trying to get the client to instruct another through their own surveyors in order to get more money out of Sellers.

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

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

Provides a true value based on comparable evidence.

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

Does what it says on the tin, advises the current energy efficiency grade and also advises if there is room to improve this, and gives advice on how it can be improved.

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

Provides further useful information on the property that the Surveyor wouldn't normally know.

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