

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

Very few sellers are improving or rectifying defects pre sale & only the ones that are being done by purchasers. So it is not improving the housing stock in Scotland.

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

Market stayed (stagnant) and sorted out multiple things directly & this has no effect on the housing stock & repair/condition.

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

People will still buy a home because of the area etc not the EPC. Very few are even interested in the EPC.

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

Yard need to enforce it / police it re repair works done / other / how etc & that would be very expensive to run & police.

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 Sales schemes dropped & a time when they should have risen - The upfront costs put off a lot of people from spontaneously testing the market. Reduced numbers lead to prices artificially increasing.

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 EPC loan scheme - but still expensive!

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 Sales agents getting 'walk throughs' - getting prices bumped up to what seller want. No consistency of approach or quality.

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

Needs to be RICS so you can a PE to claim under.

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 Can't market without it, so it takes at least a week to get all the paperwork sorted & longer if the seller actually takes it seriously.

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

Restricts the price to the valuation. If a market wide can be seen as detrimental.

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

Not if seller were to carry out all the recommendations. eg dry rot you'd never meet (fix a big outbreak in 12 weeks).

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

In December people don't tend to look. You'd want to take off for say 6-8 weeks & that's not unreasonable. Same in summer (school) holiday period.

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

They are a jolt to get hold of. Potential don't understand them properly.

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

Better not to have them at all.

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

Comments

Disc - see below *

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

Surgeon can't be impeded & expected to cut for seller & buyer

Q17) Do these exceptions need to be amended?

Yes No

Q17a) If yes, please explain what amendments are required and why

Comments

15. * Lenders are insisting the reports be no more than 3 months old; some say ≤ 3 mths at date of settlement. Some won't accept at all. Some won't accept a report. Some lenders are recommending not to accept based on some surgeon being "better" than others. The whole system is very poor; badly designed & badly priced. The lenders are not "playing ball" at all & that makes the system even worse than it already is. The costs are ridiculous & it encourages multiple surveys rather than having the opposite effect. They are costing sellers & purchasers & the only ones benefiting are the surveyors!

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 *Remove valuation as it is very unhelpful. Questionnaire is rubbish & adds nothing. Get rid of it.*

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 *I've seen a report saying "Missing slates" and a 1 - I mean that's ridiculous!*

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 *It is only a value at the date of inspection & has no bearing on the market value at the date an offer is received. Too high & it kills the market. Too low & it fuels it!*

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 *People do not understand them & see their point.*

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 *Many say "N/A" or are blank & most seem to be unsigned! They are a total waste of time & can't be relied upon.*

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

*It would be useful information if you
try to insist on keeping these.*



2/2/14.