

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

It's improving the overall condition of the housing stock, by encouraging homeowners to maintain and improve their properties. It's providing stability in the housing market with information on the condition and value of a property being available at an early stage in the process.

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Though market conditions are changing the objectives of the Home Report are still as relevant.

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

Comments

Q3b) If no, please explain why

The Home Report already provides such information though perhaps surveyors could have a role in explaining the impact of such matters on property values and saleability.

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

The Home Report is only relevant to the wider public during the

marketing period. Thereafter the information contained therein should be confidential to the property owner.

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.

In some cases, particularly for sellers on a tight budget, this could be detrimental to getting their property on the market.

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

Various payment plans have been available in the past, though the take-up has been relatively low due to additional costs involved.

Q7) Are there any issues with the majority of Home Reports being commissioned through selling agents?

Yes No

Q7a) If yes, please explain why

Q7b) If no, please explain why

This can give rise to a potential conflict of interest, particularly in relation to Estate Agents only instructing Surveyors owned by the same company, and a lack of transparency in this part of the process. Agents should be required to explicitly show any such arrangement.

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

The Valuation is an integral part of the Home Report, and to be acceptable for lending purposes, could only be carried out by an RICS registered valuer.

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.

Whilst there may be a slight delay at the start of the process, this is more than made up by speeding up the end of the process.

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

Yes No

Q10a) If yes, please explain why

A good, well reported Home Report, prepared by an experienced Chartered Surveyor, with knowledge and experience in the local market would be a useful marketing tool for sellers and would provide buyers with the information required to make an informed decision on purchase.

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

Market conditions and property values can change over a relatively short period of time, and at least at the start of the process the Report should be reflective of such.

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

Any longer and the property would clearly have been "off the market" and re-marketing after this time as "new on the market" without a new Home Report would give sellers an unfair advantage over properties which had been marketed continuously for a longer period.

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

Some agents may impose restrictions on how potential buyers can access the Home Report. This causes delay and frustration amongst buyers who typically want ready access to as much information as possible about their potential purchase.

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?

Provided lenders continue to rely on the panel system to use RICS qualified surveyors with appropriate local knowledge and experience, this should not be an issue.

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

Most surveying firms have a robust complaints procedure in place to deal with buyers concerns in a professional manner.

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

The current format has been well thought out and tested over a five year period and is appropriate for the nature of the Report.

Q20) Is the valuation element of the single survey a useful element of the home report? Yes No

Q20a) If yes, please explain why

The valuation is crucial to the marketing and purchasing process, and very often the first element looked at by sellers, selling agents, buyers and their advisors.

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

It enables purchasers to draw comparison between different properties on the basis of their energy efficiency and potential running costs.

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

This is probably the least useful element of the whole report, often prepared with little thought by buyers who are ill-informed or who just can't be bothered. Needs an extensive overhaul.

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

This would be of little significance in the majority of cases and would be a matter for legal agents to clarify by appropriate searches.