

CONSULTATION QUESTIONS

Section 1

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

Yes x No

Q1a) If yes, please explain why

The original objectives of the Home Report are being achieved

Q1b) If no, please explain why

Comments

Q2) Are the original Home Report objectives still appropriate?

Yes xNo

Q2a) If yes, please explain why

In the main, the home report provides the purchaser with a more informed view of the product he is purchasing. It also leads to sellers attending to highlighted repairs prior to marketing therefore improving the condition of property.

It has also reduced the majority of artificially low asking prices and the multiple survey issue that we had prior to the introduction of the home report is now a thing of the past.

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 x No

Q3a) If yes, please explain why

I think the detail within the epc is too much and should be restricted to matters which have a significant impact on the efficiency of a building

Q3b) If no, please explain why

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

Yes x No

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

It would be useful to have a database to record the condition of the housing stock

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

I am aware that there are schemes available for deferred payment

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

Yes No

Q7a) If yes, please explain why

There can be a perception to the public that there may be a relationship between the selling agent and the surveyor which could be perceived as a conflict of interest. This is of particular note when the Surveyor and estate agent companies may be owned by the same parent company therefore having a mutual interest in selling the property at a level of valuation.

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

Chartered surveyors are a highly regulated Body who are the only Body permitted to complete the Home Report at the present time. This in my view is correct as we are the only Body available to provide the level of expertise and professional approach in providing a meaningful and unbiased product.

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

The seller is able to promote the condition the property if well maintained.

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 time limit has to be applied and 12 weeks is a sensible period.

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

It is unrealistic not to allow a suitable time in this event.

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

Comments

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

The vast majority of lenders accept a transcription of a home report subject to the surveyor being on their panel

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 x 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 x

Q19a) If yes, please explain why

Comments

Q19b) If no, please explain why

The current rating is adequate but requires more definition between Rating 1 and 2.

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

Q20a) If yes, please explain why

It is an essential part of the report providing the prospective purchaser with an opinion from a Chartered Surveyor. It has reduced the impact of a potential purchaser having a guess as to market value as existed prior to the home report. The inclusion of a valuation has also reduced the practice of setting artificially low asking prices.

It is also essential in providing professional advice for mortgage purposes.

Q20b) If no, please explain why

Comments

Q21) Is the information provided in the energy report appropriate and useful?

Yes x No

Q21a) If yes, please explain why

It is important in this day to provide purchasers with a view on how to improve the energy efficiency of their home in a clear and concise manner. I believe that the epc provides this information.

Q21b) If no, please explain why

Comments

Q22) Is the information provided in the property questionnaire appropriate and useful? Yes No x

Q22a) If yes, please explain why

Q22b) If no, please explain why

The pq is not an essential part of the home report as I see it as it only provides information on the seller`s time in the property which may be a short period of time. The remainder of the home report refers to the whole life of the property. The pq contains some relevant information which could be included elsewhere within the purchasing process.

Q23) Should an additional question on land maintenance fees be added to the Property Questionnaire?

Yes No x

Q23a) If yes, please explain why

Comments

Q23b) If no, please explain why

It is unnecessary to provide information on garden maintenance costs.