

## 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**

Benefits both sellers and buyers – more in depth report plus only one fee.

**Q1b) If no, please explain why**

Comments

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

Yes x No

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

Seller/purchaser aware of any defects and action necessary.

**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**

Perhaps could promote awareness of government assisted grants available.

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

Comments

**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**

Sometimes the seller does not like or agree with the findings of the Home Report, but these should be readily available. A register would enable anyone to see that a Home Report has been carried out and if any necessary works have been carried out.

**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**

J & E Shepherd Surveyors offered deferred payment scheme/payment plan and also some solicitors/estate agencies are doing the same ie McEwan Fraser Legal.

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

Yes  No

**Q7a) If yes, please explain why**

Some Estate Agencies and Corporate firms have been instructing their own surveyors causing a conflict of interest.

**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**

Should only be carried out by a firm of Chartered Surveyors whereby the report can be relied upon.

**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 x No

**Q10a) If yes, please explain why**

Gives the seller the opportunity to sell the good points.

**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 x No

**Q11a) If yes, please explain why**

Much can happen in 12 weeks, especially in winter and with today's climate change.

**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 x No

**Q12a) If yes, please explain why**

A property should not be advertised unless it has a valid Home Report.

**Q12b) If no, please explain why**

Comments

**Q13) Are there any issues with potential buyers accessing home reports?**

Yes  No x

**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 x 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?**

As the reports come from qualified firms of surveyors they can be relied on, but lenders also have their own panels of auditors to ensure reliability.

**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**

Required repairs and explaining categories are well set out in the current layout.

**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**

Part of the marketing process.

**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**

Highlights any improvements that can be made.

**Q21b) If no, please explain why**

Comments

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

**Q22a) If yes, please explain why**

Useful information for prospective purchaser ie parking facilities, Council Tax bandings, services/suppliers, etc.

**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**

The purchasers own legal advisor should advise on this.