

If I may respond to the home report consultation:

We have had a bad experience on the home report system from sellers side and buyers side.

Selling; Estate agent arranged home report(home reports were very new at time)

We were charged £1,000.00 for this fee along with a further charge for fees.

The house was overestimated in value.

Report included mortgage valuation that we were forced to pay for again through time.

We eventually sold the house for 40% under valuation.

On buying;

Many of the home reports on properties we looked at, the home report was "generous" to say the least.

We have no interest in looking at any home report now and would use our own judgement and arrange our own survey.

On the home report;

We are looking to market the house we bought and have had discussions with estate agents.

There are points we are concerned about;

1) Estate agent states "we arrange home report"

2) You the seller must provide a mortgage valuation in the report.

3) Estate agent only uses two well known surveyor companies and refuses to use a local surveyor.

My understanding of the legislation is a) there is no shelf life on report.b)there is no requirement for a mortgage valuation report.

So why are we told by surveyors and estate agents that we must pay to update a home report for mortgage purposes only?

In my opinion with the slow market less surveys would be done for potential buyers so they have turned home reports into a gravy train.

I would like to state that if the home report remains forced upon us then I will never buy another property in Scotland.

Many first time buyers agree with the present system but, once they become a first time seller they will change their opinion on home report Scotland.

Regards