

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

Due to a complex house relocation, I bought a house in Fife in 2009 and sold it two years later. I also sold my original home on a remote island in 2010. In all three cases the Home Report system facilitated 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

They are there to help both buyer and seller at a stressful time and they succeed in this intent by providing all salient information at the commencement of the process.

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 EPC already provides more than enough detail for most people in its present form and any expansion in this role could prove counterproductive by over-complicating the process.

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

Scottish Government who would make a small charge to solicitors and estate agents.

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

Comments

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

Q7b) If no, please explain why

I feel it should continue to be up to the selling agent to organise and provide the documentation as a professional service so that they are aware of any issues prior to marketing and can discuss these with the client. Any other method would probably result in confusion.

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

I would rather this task be left to qualified professionals as at present rather than open up the market to anyone who wishes to join in. Whilst competition always sounds great in theory, in practice it can often lead to confusion and added costs.

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.

In my case, the ash from a volcano stalled flights to the Outer Hebrides and this delayed me putting the property onto the market for a couple of weeks as my valuer could not physically visit my home. In the grand scheme of things this was not a major problem but it could be to other people.

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

Yes No

Q10a) If yes, please explain why

Absolutely yes! Home Reports provide all salient information up front so that both buyer and seller know exactly where they stand from the outset. I used to arrange mortgages in my former capacity as a bank manager and there was no end of problems under the old system of surveys and valuations being organised by different parties.

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

Otherwise there may be changes in the valuation due to moves in market conditions.

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 NO VIEW ON THIS POINT

Q12a) If yes, please explain why

Comments

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?

In my case, my purchasers were both cash buyers as was I so this point was never put to the test.

Q16) Are the re-dress options available to buyers reasonable and appropriate?

Yes No NO VIEW ON THIS POINT

Q16a) If no, please explain why and how these could be improved

Comments

Q17) Do these exceptions need to be amended?

Yes No NO VIEW ON THIS POINT

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

It would be useful to have consistency.

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

In all three transactions I was involved in this formed the basis for the offers that were made.

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

I am a qualified former energy consultant and found this to be particularly interesting when checking the energy efficiency of the property I bought in Fife. However, I understand that others may not share my enthusiasm for the subject!

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

There were numerous relevant points due to the unusual location of the property that I bought in Fife which was located within the curtilage of a doctors' surgery car park.

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

Any charges or fees should all be made available to potential buyers so they know there they stand from the outset.

Q23b) If no, please explain why

Comments