

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

Comments

Q1b) If no, please explain why

It was to improve housing stock – once you are ready to sell you will not spend money on a property.

It was to deal with multiple surveys – this was never a problem. There are more surveys being done now than ever before

It was to give more accurate prices – it has had no impact

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

Comments

Q2b) If no, please explain why

Never were

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

Only make the epc mandatory

Q3b) If no, please explain why

Comments

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

This presupposes we keep them. How do you know how many homereports a seller has had until they find the correct value?

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.

Absolutely – it has having a huge adverse impact on speculative sellers.
Also what about the poor person who cannot afford the hoemreport and is in financial difficulties and needs to sell

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

Not available

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

Yes No

Q7a) If yes, please explain why

Huge conflict – seller is instructing and paying. Surveyors get manipulated.
How can purchaser rely on this

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

Leave to surveyors

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.
3-4weeks

Q10) Are home reports a useful marketing tool for sellers?
Yes No

Q10a) If yes, please explain why
Comments

Q10b) If no, please explain why

Most people don't read them

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
Comments

Q11b) If no, please explain why

Extra cost, worry, delay and then the lender gets their own survey anyway!!!

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
Comments

Q12b) If no, please explain why

This is meaningless. Trading standards insist no marketing without homereport

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
Most buyers don't read them!!

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
Get rid of the homereport

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

I find it hit or miss whether a lender will accept or not. If there is a discrepancy in value too high or too low this can cause huge problems

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

There is no protection

Q17) Do these exceptions need to be amended?

Yes No

Q17a) If yes, please explain what amendments are required and why

Don't make sense

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

My purchasing clients have less information than the previous system

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

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

But depending on date of homereport hwo much?

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

Comments

Q21b) If no, please explain why

Have you read an epc - !! – It is a useful tool for grading a property for tax purposes. It has no benefit for a purchaser or seller

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

Q22a) If yes,

Q22b) If no, please explain why

What is the legal result of a mis answered question?

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

Comments