

CONSULTATION QUESTIONS

Section 1

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

Yes No

1a) If yes, please explain why

reduces multiple surveys, encourages owners to maintain & improve housing stock, gives stability to pricing.

1b) If no, please explain why

2) Are the original Home Report objectives still appropriate?

Yes No

2a) If yes, please explain why

Better system than before.

2b) If no, please explain why

3) Should the Home Report play a more central role in promoting energy efficiency and property condition improvements among home owners?

Yes No

3a) If yes, please explain why

Reducing costs of energy consumption if owners undertake the recommended improvements.

3b) If no, please explain why

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

Yes No

4a) If yes, please explain why including who should have responsibility for development and maintenance

4b) If no, please explain why

Difficult to keep up to date to provide any sort of a useful tool in connection with the housing stock.

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.

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

Payment plans.

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

Yes No

Q7a) If yes, please explain why *Conflicts of interest and use of in house surveyors, showing lack of transparency. More explicit statement required on conflict of interest and/or*
Q7b) If no, please explain why *commission payments.*

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

Q8b) If no, please explain why *Need qualified surveyor to give a valuation, part of the Home Report. Lenders need to be able to trust the surveyors appointed.*

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.

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

Yes No

Q10a) If yes, please explain why

Allows purchaser to see more about the problem with a property before making a decision to proceed.

Q10b) If no, please explain why

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

Q11b) If no, please explain why *No deadline appropriate.*

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

Q12b) If no, please explain why

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

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

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

The panel notes work provided a local firm is used with local knowledge, with access to the lenders 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

Q17) Do these exceptions need to be amended?

Yes No

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

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

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

Consistency is the name of the game.

Q19b) If no, please explain why

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

Q20a) If yes, please explain why

Crucial if it is not to be opened up to non surveyors.

Q20b) If no, please explain why

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

Yes No

Q21a) If yes, please explain why

Makes the stock more efficient if recommendations implemented.

Q21b) If no, please explain why

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

Q22a) If yes, please explain why

Makes it easier for a purchaser to make a decision to proceed or not and help with the pricing.

Q22b) If no, please explain why

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

Yes No

Q23a) If yes, please explain why

Q23b) If no, please explain why

Enough cost already + this would be more work which is probably not that important.