

# CONSULTATION QUESTIONS

## Section 1

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

No

**Q1a) If yes, please explain why**

Comments

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

Comments The stated objective was to stop multiple surveys. They had already stopped before the legislation came into force.

A second objective was to improve the housing stock. This has not happened in any way because of home reports. Sellers don't renovate before sale they just adjust the price. Buyers don't want the sellers to do repairs because they don't trust they will be done properly. That is plain commonsense which the government officials don't appear to understand.

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

No

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

Comments

**Q2b) If no, please explain why**

Comments See answer before.

**Q3) Should the Home Report play a more central role in promoting energy efficiency and property condition improvements among home owners?**

No

**Q3a) If yes, please explain why**

Comments

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

Comments see answer before

**Q4) Should a national register of Home Reports be established?**

No

**Q4a) If yes, please explain why including who should have responsibility for development and maintenance**

Comments

**Q4b) If no, please explain why** Because these are discredited

**documents not trusted by buyers or lenders.**

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

**Q5a) If yes, please provide details.**

Comments Potential sales clients have been consistently put off by costs involved of "testing the market" now.

**Q6) Are you aware of any schemes available (e.g. deferred payment) to help potential sellers to pay for home reports?**

Yes

**Q6a) If yes, please provide details**

Comments Doesn't really change things . Sellers still see unnecessary costs they'll have to pay eventually.

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

Yes

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

Comments Distrusted by buyers and buyers lenders.

**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 doesn't matter.

**Q8b) If no, please explain why**

Comments

**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

**Q9a) If yes, please outline the implications of this.**

**Slows down the whole process**

Comments

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

No

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

Comments

**Q10b) If no, please explain why**

Comments See answers above

**Q11) Is the 12 week deadline for marketing a property after completion of a home report appropriate and reasonable?**

No

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

Comments

**Q11b) If no, please explain why**

**The whole concept is farcical. You can't value a property in isolation. You can only value it after it has been marketed it and interest is assessed .**

Comments

**Q12) Is the 28 day provision for removing a property from the market without requiring a new home report appropriate and reasonable?**

No

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

Comments

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

Comments See answers above

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

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?**

No

**Q14a) If no, please explain why and how this could be improved**

Comments They should not be compulsory at all. If sellers want to get one then fine. But they won't .

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

Comments Many don't accept . Causes chaos in missives process.

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

No

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

Comments

**Should be scrapped.**

**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?**

No

**Q18a) If no, please explain why and what information should be removed and/or added**

Comments Wishy washy stuff in these paragraphs.

**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?**

No

**Q19a) If yes, please explain why**

Comments

**Q19b) If no, please explain why**

Comments Don't think it matters much.

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

**Q20a) If yes, please explain why**

Comments

**Q20b) If no, please explain why**

Comments A basic "valuation" or pricing sought put on a property by a selling agent is all that is needed at the time of marketing.

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

No

**Q21a) If yes, please explain why**

Comments

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

Comments Never had one single buyer ever show the slightest interest in this part of the report.

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

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

Comments

**Q22b) If no, please explain why**

Comments because it cannot be relied upon.

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

No

**Q23a) If yes, please explain why**

Comments

**Q23b) If no, please explain why**

Should get rid off home reports that's why.

Comments