



[www.homereportscotland.gov.uk](http://www.homereportscotland.gov.uk)

**The Scottish Government is introducing a major change to the way that homes are bought and sold in Scotland from 1 December 2008. This bulletin is for professionals involved in the house buying and selling process.**

We expect to issue bulletins throughout 2008. If you have any queries about the subjects covered in this bulletin please [contact us](#).

#### Latest news

On 7 February, the Scottish Parliament approved regulations to introduce the Home Report. The regulations say what the documents will be in a Home Report and set out the legal arrangements for the introduction of the new system.

Minister for Communities and Sport, Stewart Maxwell, said, "I welcome this support for the proposals whose benefits are seen and accepted across the political spectrum and result from the suggestions made by the Housing Improvement Task Force after wide consultation. Buying a house is for most people the largest investment they make in their lives and we believe that the buyer should have good, professional information about its condition and value before making an offer.

The Home Report will offer prospective buyers more confidence in the property's condition."

#### Home Report

There will be three documents in a Home Report.

- A single survey, prepared by a chartered surveyor will contain detailed information about the condition and value of a home. It will also contain an accessibility audit that will be of particular interest to parents with young children and to older people, as well as disabled people.
- An energy report, also prepared by the chartered surveyor, shows the home's energy efficiency rating. It helps buyers to make new, green choices by comparing energy costs between homes and gives practical advice on how to reduce carbon emissions and save on energy bills.
- A property questionnaire, completed by the seller of the home, will contain key information for buyers, such as council tax band, alterations to the property and any factoring arrangements.

For more information visit the [Home Report](#) website.

The website includes sample Home Report documents, frequently-asked questions and links to the legislation.

## The difference between Home Information Packs (HIPs) and the Home Report

The approach in Scotland differs from that taken in England and Wales and it is important that industry professionals are aware of the differences. A HIP must contain:

- compulsory documents such as standard searches
- an energy performance certificate prepared by a domestic energy assessor
- evidence of title; and
- a sale statement.

A HIP does not need to include a property condition survey (the Home Condition Report) as this is an optional document.

The Home Report will contain the three documents listed above. It will not include other documents included in a HIP such as standard searches or evidence of title documents.

## Home Report Implementation Group (HRIG)

The Home Report Implementation Group (HRIG) includes representatives from the Royal Institution of Chartered Surveyors, the Law Society of Scotland, the Council of Mortgage Lenders, the National Association of Estate Agents, the Scottish Consumer Council and the Scottish Government. The focus of the group is on raising awareness among industry professionals of the changes that the Home Report will bring to the Scottish residential property market. Training and awareness-raising sessions for industry professionals will take place later this year. We will keep you aware of these events in Home Report bulletins and on the Home Report website.

The Scottish Government is also preparing a publicity campaign to make members of the public aware of the introduction of the Home Report.

