

As a homeowner and private sector landlord, I have had considerable experience of these, and in general, I do not see any benefit. As the government has come a long way down this line, I doubt it will change its stance no matter how useless these are.

- 1- The duration of their validity in the current market is insufficient leading to second and maybe third visits by the surveyor.
- 2- Surveyors still 'guess' as to the value of the property, perhaps under actual or implied pressure from lenders.
- 3- The number of properties for sale indicating a huge discount against the Home Report Value shows the valuations are often not orth the paper they are printed upon.

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