

HACKING & PATERSON MANAGEMENT SERVICES
25 FEBRUARY 2014
HOME REPORT CONSULTATION – RESPONSE QUESTIONNAIRE

CONSULTATION QUESTIONS

Section 1

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

Yes No

Q1a) If yes, please explain why

Q1b) If no, please explain why

The Property Questionnaire contains information about the factoring costs but in our opinion does not provide enough information in relation to proposed costs and owners' potential liabilities.

Q2) Are the original Home Report objectives still appropriate?

Yes No

Q2a) If yes, please explain why

With the provision of additional information in relation to factoring, we feel that the original objectives are still appropriate.

Q2b) If no, please explain why

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

The energy efficiency section provides useful information to owners which could make their homes more energy efficient and consequently save money. It is essential that homeowners are aware of the potential costs associated with the ongoing maintenance of the property.

Q3b) If no, please explain why

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

A national register would allow a study of trends, common issues and common themes arising from the Home Reports. We feel the Scottish Government is best placed to develop and maintain this and disseminate the information arising.

Q4b) If no, please explain why

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

May be offered as an addition to final fee due to selling agent following sale of property.

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

Yes No

Q7a) If yes, please explain why

Whether intentional or not, selling agents could be influenced in relation to valuation figure. The amount of business a selling agent could provide to a surveyor could affect their impartiality when determining a valuation figure.

Q7b) If no, please explain why

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

Not aware of anyone else with suitable qualifications to produce a report.

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.

The level of information required and amount of research required could cause delay in property getting to market.

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

Yes No

Q10a) If yes, please explain why

The Report provides information on the condition of the property. Provided the property is in good condition this gives the purchaser peace of mind. Conversely, a poor property will be highlighted and may encourage the seller to make good.

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

Most owners will have a Home Report carried out as part of an overall marketing exercise.

Q11b) If no, please explain why

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

Unless there are unforeseen circumstances, eg illness, the homeowner should not require to remove the property from the market.

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?

Mortgage lenders are willing to accept the details in Home Reports for mortgage purposes on any subsequent sales but not usually on new build property whereby they insist on a separate valuation to be carried out. This would appear to have an element of double standard.

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

The caveats, restrictions and disclaimers that the valuation surveyors use make it difficult for any purchaser to be successful in any redress action.

Q17) Do these exceptions need to be amended?

Yes No

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

We feel that the factoring information would be useful and extremely important in the case of a sale of a portfolio of properties or, where relevant, newly converted properties. We cannot see how the information in a Home Report would not benefit a purchaser in these circumstances.

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

Q19b) If no, please explain why

The repairs categories are clearly defined.

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

Q20a) If yes, please explain why

The valuation takes into consideration the property location and condition and comparable sales and therefore should be realistic.

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

The energy efficiency section provides useful information to owners which could make their homes more energy efficient and consequently save money. It is essential that homeowners are aware of the potential costs associated with the ongoing maintenance of the property.

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

Q22b) If no, please explain why

More information is required where there is a Factor in place. See attached recommendations.

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

Yes No

Q23a) If yes, please explain why

More information is required where there is a Factor in place. See attached recommendations.

Q23b) If no, please explain why