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The way that homes are bought and sold in Scotland changed on 1 December 2008. This bulletin is for professionals involved in the house buying and selling process.

Latest news

Scottish House Condition Survey 2007

The week before the Home Report was introduced, the Scottish House Condition Survey 2007, published by Scotland's chief statistician, found that 77% of privately owned homes had some form of disrepair. Of the homes in disrepair, 49% had urgent disrepair. Although it was not measured directly by the 2007 Survey, the estimate of comprehensive repair costs for the stock is around £7.5 bn.

These findings served to underline what was, and remains, the primary purpose behind the introduction of the Home Report – the continuing need for Scotland's home buyers to have better information about the condition of a house before they decide whether and what to offer.

Penalty Charge Notices for 'Standalone' EPCs

Amending regulations for Energy Performance Certificates (EPCs) have been laid in the Scottish Parliament with a date for coming into force of 31 December 2008, and are available [here](#). (The regulations they amend are available [here](#)). The effect of the regulations is to prevent a penalty charge notice being given for a breach of the duty to make an EPC available occurring on or before 31st March 2009 where –

- the owner has requested an energy performance certificate no later than 7 days after a person becomes a prospective buyer or prospective tenant; and
- the owner has made the energy performance certificate available to a prospective buyer or prospective tenant within 9 days of obtaining the certificate.

If you have questions about the introduction of EPCs for any property type, please send an email to [Building Standards](#).

Mortgage Lenders

There has been speculation in the press recently that mortgage lenders will not use the valuation provided in the Home Report and will require a separate valuation to be commissioned by the buyer. Some press articles even suggested that lenders are boycotting the Home Report. This is not the case. The Council of Mortgage Lenders has said that all major lenders for house purchase in Scotland will accept valuations based

on the Home Report, in line with their policies, with most requiring that the surveyor is on their panel and the valuation is not more than 3 months old.

‘Standalone’ Energy Performance Certificates

Sellers of homes already on the market at 1 December 2008 are not subject to the requirement to provide a Home Report. However, separate EU legislation requires that from 4 January 2008, any home that is sold or rented will require to have an Energy Performance Certificate (EPC). The EPC must be made available to prospective purchasers by the seller of a house free of charge.

Guidance leaflets covering the various types of properties that need an EPC can be accessed [here](#). If you have questions about the introduction EPCs for any property type, please send an email to [Building Standards](#).

Home Report publicity campaign – phase 2

Phase 2 of the Scottish Government’s Home Report publicity campaign will start in mid-January 2009 and will run until the end of February. While phase 1 focused on the message around the introduction of the Home Report on 1 December 2008, phase 2 will focus on the three elements of the Home Report and the information that each contains.

Monitoring Home Report activity

It is encouraging to see that a number of homes on the market already have a Home Report available and that a number of firms are highlighting the benefits of the information it gives to potential home buyers. Particularly in the early months of 2009, the Scottish Government is keen to monitor the activity in the market around Home Reports to assess how the market is responding. If your organisation is willing to provide aggregated statistical data to help this process, we’d like to hear from you - please email the [Home Report team](#).

A word of thanks...

After a tremendous amount of work by many, many property professionals and others to develop and implement the legislation, the Home Report is now an integral part of the way homes are bought and sold in Scotland. The Scottish Government wishes to extend its gratitude to those in the various professions that have contributed their time and energy to shaping the proposals and making them reality. Particular thanks go to the members of the Home Report Implementation Group who tirelessly worked through the implementation process in a very helpful and constructive manner.

Home Report Logo

The Home Report logo must not be used by an organisation on any commercial products. Use of the logo is restricted to the Scottish Government’s own use for marketing and any joint work or sponsored events involving the Scottish Government. Further guidance on the use of the logo is available [here](#).

If you have any queries in relation to the Home Report, please email the [Home Report team](#).

