

Scottish Government submission of 6 September 2022

PE1957/A: Home reports – make surveyors more accountable

Thank you for your email of 9 August 2022 seeking the Scottish Government's views on the action called for in Petition PE1957.

The petition calls on the Scottish Parliament to urge the Scottish Government to ensure surveyors are legally responsible for the accuracy of information provided in the single survey, and to increase the liability on surveyors to pay repair bills where a Home Report fails to highlight existing faults in the condition of the property.

The view of the Scottish Government is that this would be inappropriate for the following reasons:

- The scope of the home report survey is outlined at the beginning of the report. It clearly identifies the limitations of the survey being carried out and the extent of the survey is clear. It is aimed at providing an assessment of all elements that can be accessed in the property at the time of inspection, based on a visual, non-invasive inspection/survey. The surveyor is not expected to move any obstructions within the property and externally is expected to carry out the inspection from ground level.
- Under the Housing (Scotland) Act 2006, only members of the Royal Institution of Chartered Surveyors (RICS) can carry out the single survey and valuation in the home report. A home report must be signed off by a fully qualified member of RICS who is also a registered valuer. To gain qualification to the RICS the valuer must have passed the appropriate examinations or hold an accredited degree and will have passed an Assessment of Professional Competence based on relevant work experience. Members of the RICS who carry out a home report must have in place a complaints handling procedure, offer independent 3rd party recourse to complaints, including Alternative Dispute Resolution by The Property Ombudsman (TPO), and carry professional indemnity insurance (PII).

Therefore, we do not support the petitioner.