

PE2152/B: Review and update the Home Report system to ensure it protects both the seller and the buyer

Petitioner written submission, 9 May 2025

I have taken the time to read the document and I am genuinely troubled by the contents within.

I purchased a property that was over £300,000. I spent every penny I had in order to buy what I thought was a dream home. It turned into my worst nightmare, and it was like something out of a horror movie when I realised that lintels were not safe, the back stairs were falling down, and all sorts of issues became apparent.

When I began to look at the home report, I realised that the defects should have been picked up by Allied Scotland and yet they weren't. In their desperate quest to remove themselves from any accountability Allied told me to seek out a second surveyor but the second surveyor told me to get builders reports as showcasing the defects through professionals was a better route to take. Such reports showcased the home in itself did not resemble anything like what was in the home report. The builders reports also showcased that they believed the defects were there long before the house was surveyed and were simply not picked up by a very inept surveyor.

After I collected the keys of what I hoped would be a dream house, the outside banister fell down and to that end I ended up sustaining a massive injury to my left leg. Had the banister been safe at the time, I may not have fallen.

The routes that I have travelled to try and seek accountability have been long and tiring. No one seems to be accountable for anything in Scotland and it seems more like Secret Scotland every day.

While rented houses must be watertight there is no legal necessity to ensure that purchased homes are watertight. How ridiculous does that sound. There needs to be some type of accountability and yet no matter where one travels in Scotland, it is not to be found.

I think it is imperative that the committee understands that protecting the buyer is as important as protecting the seller. I am well aware that the buyer has the opportunity to bring in a second surveyor: however, this surely defeats the purpose of having a home report in the first place.

A home report should be honest and accurate and I am of the view that Allied were incompetent and even negligent. The buyer should be able to read a home report and trust the information that is within it. I found that the home report that I received, was far from competent and then the governing body simply shielded the surveyor from any accountability. It is seriously unfair and it brings the entire situation regarding home reports under real scrutiny.

Lastly, it is worth noting that the very long route to try and get anyone held to account was a stressful period. The governing body required a lot of information and

then simply deflected what was said anyway. An appeal was also a waste of time, when they once again simply deflected all that was being brought to them.

Prior to me buying this house a family had made an offer and it had been accepted. They were the lucky ones and decided not to go ahead with the sale. However, I have been told that they had a number of children. Given the fact that wrought iron was broken and "deadly" as quoted by the investigating surveyor, and stairs were really to collapse it is very concerning that any surveyor continued to be of the view that all points were deemed to be a 1 or a 2. Health and safety was simply ignored by everyone who has looked at this very worrying situation.

It really does seem like accountability is ignored in order to protect an incompetent surveyor who did not work in line with the code of practice as laid out. I urge the committee to look at the time scales and the work in line with health and safety. Home reports needs to have a shelf life and surely the Scottish Government must understand this. Anything else is putting the buyer at complete and utter risk. Everything rots through time and houses fall into that category. The UK Government have understood the need for more checks and scrutiny when purchasing a house and yet it seems that the Scottish Government once again cannot understand the need for protection for both the seller and the buyer.

Kind Regards

Lesley E Roberts