QUESTIONS

ABOUT YOU

(Note: Information entered in this “About You” section may be published with your response (unless it is “not for publication”), except where indicated in **bold**.)

1. Are you responding as:
   - [✓] an individual – in which case answer Q2A
   - [ ] on behalf of an organisation? – in which case answer Q2B

2A. Which of the following best describes you? (If you are a professional or academic, but not in a subject relevant to the consultation, please choose “Member of the public”.)
   - [ ] Politician (MSP/MP/peer/MEP/Councillor)
   - [ ] Professional with experience in a relevant subject
   - [ ] Academic with expertise in a relevant subject
   - [ ] Member of the public

Optional: You may wish to explain briefly what expertise or experience you have that is relevant to the subject-matter of the consultation:

I am a chartered quantity surveyor. Prior to my career as an education consultant, I have built over 100 homes and I am now the director of a company which I have built, and named "I NIPSY." I am also an expert in construction and managing large building projects.

2B. Please select the category that best describes your organisation:
   - [ ] Public sector body (Scottish/UK Government or agency, local authority, NDPB)
   - [ ] Commercial organisation (company, business)
   - [✓] Representative organisation (trade union, professional association)
   - [ ] Third sector (charitable, campaigning, social enterprise, voluntary, non-profit)
   - [ ] Other (e.g. clubs, local groups, groups of individuals, etc.)

Optional: You may wish to explain briefly what the organisation does, its experience and expertise in the subject-matter of the consultation, and how the view expressed in the response was arrived at (e.g. whether it is the view of particular office-holders or has been approved by the membership as a whole).
3. Please choose one of the following:

- [x] I am content for this response to be published and attributed to me or my organisation
- [ ] I would like this response to be published anonymously
- [ ] I would like this response to be considered, but not published ("not for publication")

If you have requested anonymity or asked for your response not to be published, please give a reason. (Note: your reason will not be published.)

4. Please provide your name or the name of your organisation. (Note: The name will not be published if you have asked for the response to be anonymous or "not for publication".)

Name: **GRAHAM H. JUNIOR FRCS M.I.C.S.C.I.**

5. Please provide a way in which we can contact you if there are queries regarding your response. Email is preferred but you can also provide a postal address or phone number. (Note: We will not publish these contact details.)

Contact details:

6. Data protection declaration

- [x] I confirm that I have read and understood the privacy notice attached to this consultation which explains how my personal data will be used.
YOUR VIEWS ON THE PROPOSAL

Note: All answers to the questions in this section may be published (unless your response is "not for publication").

Aim and approach

1. Which of the following best expresses your view of establishing statutory standardised clauses for builders’ missives?

   [ ] Fully supportive
   [ ] Partially supportive
   [ ] Neutral (neither support nor oppose)
   [ ] Partially opposed
   [ ] Fully opposed
   [ ] Unsure

Please explain the reasons for your response.

"I believe this would be the absolute in clearing up a national disgrace in the housebuilding industry."

2. Which of the following best expresses your view of providing a statutory route for home buyers to obtain redress for major failings on new-build property?

   [ ] Fully supportive
   [ ] Partially supportive
   [ ] Neutral (neither support nor oppose)
   [ ] Partially opposed
   [ ] Fully opposed
   [ ] Unsure

Please explain the reasons for your response.

"Better experience from the past & present."

3. What do you think would be the main practical advantages and disadvantages of the proposed Bill?

   "Implementation of further mandatory checks during the construction process."

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4. What length of time do you think is most appropriate for a builder's warranty for a new-build home?

- [ ] 5 years
- [ ] 2 years
- [ ] 1 year
- [ ] 6 months
- [ ] Other (please specify)
- [ ] Unsure

Please explain the reasons for your response.

**IF GIVEN THE OPTION I WOULD BE HAPPY WITH 10 YEARS FOR STRUCTURAL OR MAJOR MATERIAL FAULTS**

5. Which of the following best describes your view of having standard missives that provide a right for buyers to carry out a full survey of the property within a specified period, and a right to pull out of the purchase if severe or very serious defects are discovered?

- [ ] Fully supportive
- [ ] Partially supportive
- [ ] Neutral (neither agree nor disagree)
- [ ] Partially opposed
- [ ] Fully opposed
- [ ] Unsure

Please explain the reasons for your response.

**TO AVOID SOME MAJOR PROBLEMS, LIKE THE ONES I AM PRESENTLY DEALING WITH WOULD REQUIRE MAJOR REPARATIONS. BETTER THAT ON SITE INSPECTION IS STRONG IN - QUEST CONSTRUCTION**

6. If you have bought a new-build home in the past, please tell me about your experience, taking care not to name individuals/companies or the location of the property/development.

**NO PROBLEMS. PRESENT HOUSE I BUILT MYSELF.**
Financial implications

7. Taking account of both costs and potential savings, what financial impact would you expect the proposed Bill to have on:

(a) Government and the public sector

☐ Significant increase in cost
☒ Some increase in cost
☐ Broadly cost-neutral
☐ Some reduction in cost
☐ Significant reduction in cost
☐ Unsure

(b) Businesses – including housebuilders

☐ Significant increase in cost
☐ Some increase in cost
☒ Broadly cost-neutral
☐ Some reduction in cost
☐ Significant reduction in cost
☐ Unsure

(c) Individuals – including new-build house buyers

☐ Significant increase in cost
☐ Some increase in cost
☒ Broadly cost-neutral
☐ Some reduction in cost
☐ Significant reduction in cost
☐ Unsure

Please explain the reasons for your response.

Equalities

8. What overall impact is the proposed Bill likely to have on equality, taking account of the following protected characteristics (under the Equality Act 2010): age, disability, gender re-assignment, maternity and pregnancy, marriage and civil partnership, race, religion and belief, sex, sexual orientation?
Positive
Slightly positive
Neutral (neither positive nor negative)
Slightly negative
Negative
Unsure

Please explain the reasons for your response.


Sustainability

9. Do you consider that the proposed Bill can be delivered sustainably, i.e. without having likely future disproportionate economic, social and/or environmental impacts?

☑ Yes
☐ No
☐ Unsure

Please explain the reasons for your response.

IN MY VIEW THE PROPOSED BILL WILL BE ANOTHER SCOTTISH FIRST & LEAD THE UK.

General

10. Do you have any other comments or suggestions on the proposal?

Good luck!
As suggested I think this will kick start a more progressive & pro-active approach to monitoring horse building under construction