

Addendum

Level 6 Scottish Sale of Residential Property

March 2022

Unit 1

Added text on employer responsibility for mental health of employees
Added case on agent's responsibility for health and safety of viewers
Subsection 1.6 on Risk Assessment expanded and re-written
Added small section on RoPA
Added small section on 2004 changes to negative servitudes
Added comment on Scottish standard clauses in missives
Amended text on CDD and list of high-risk countries to update

Unit 2

Small change to indicate prevalence of sole selling rights and ready willing and able buyer as terms in Scottish estate agency contracts
Added small section on NTSELAT guidance on information to be included in portal listings and property detail sheets to comply with consumer protection legislation
Amended details of the Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019 to update to 2022 standards
Added mention of Planning (Scotland) Act 2019 to update
Added small section on planning permission in conservation areas to update
Amended detail on New Homes Quality Board to update
Updated TPO text to 2020 annual report
Adjusted ATED rates to update

Unit 3

Several minor changes to section on on-line estate agents to update
Small additions to offers section to update
Added comment on material information to be disclosed by estate agents under consumer protection legislation
Added section on cyber security in marketing section to update
Small changes of text related to virtual viewings to update
Small expansion to section on dealing with buyers to emphasis the need for disclosure to sellers
Added on-line availability of titles and searches to update

Unit 4

Added sections in different places on ACM cladding as appropriate to update
Small section on HS2 re-written to update
Amended section on broadband availability to update
Amended and expanded section on energy performance and sustainability to update

Updated figures on average price and annual price change of Scottish residential property
Added small section on trading standards expectations on comparable evidence
Re-written section on smoke, CO alarms and heat detectors to update