

Be prepared
Home Information Packs
are coming



PROGRESS

an industry update on Home Information Packs

Issue 15

<http://www.homeinformationpacks.gov.uk/>

PROGRESS TOWARDS HIPs IMPLEMENTATION FROM 1 AUGUST

The purpose of this bulletin is to bring you up-to-date with the latest HIPs news, with further information available on the Home Information Packs [website](#).

In this Issue

[Joint letter with the Ombudsman for Estate Agents \(OEA\) on redress](#)
[Update of the Energy Performance Certificate \(EPC\) pilot – reminder about the closing date](#)
[Lords SI Merits Committee 2nd report on HIPs regulations published](#)
[Overview of previous e-alerts and newsletters sent to you](#)

Joint letter with the OEA on redress

Estate agents who have not yet registered with an approved redress scheme will receive a letter next week from the OEA outlining the 11 June announcement on the revised HIPs regulations. It highlights important information contained in the HIPs implementation update and clarifies the HIPs redress arrangements from 1 August. If you are already an OEA member, you will receive an email on these updates.

For convenience, a summary of the revised regulations and implementation arrangements announced on 11 June is set out below:

- from 1 August, 4 bedroom and larger properties will require a HIP
- we expect that in order to meet the criteria for 3-bedroom homes it will be necessary to have 2000 fully qualified HIs and DEAs in place. Based on current evidence, to cover the remainder of properties, we would expect to need a total of 3000 fully qualified and accredited HIs and DEAs in place. We believe these are prudent figures that will ensure the smoothest possible transition in the market
- properties marketed between 1 June and 31 July do not need a HIP on 1 August
- the ability to market without a HIP, provided the HIP has been commissioned - the "First Day Marketing" principle - will apply until 31 December 2007. Once the EPC has been received, a HIP will have to be provided to potential buyers
- the obligation to include "fridge rating" charts for energy efficiency and environmental impact in estate agents' particulars will apply as soon as an EPC becomes available
- the maximum age of an EPC is 12 months subject to the consultation conducted during the summer

Update on the EPC pilot – reminder for the closing date

CLG is supporting on a 50/50 cost basis pilots for the production of EPCs on social housing stock over the next few months.

The deadline for submitting expressions of interest is Friday 29 June 2007. For more information please email homeinfopacks@communities.gsi.gov.uk and make sure your subject heading in the email is marked – Social housing project

Alongside the pilots, the Department will be evaluating the results from the projects. This will feed into implementation plans and best practice guidance for the introduction of EPCs for social housing in October 2008.

For Panels or assessors interested in being involved, please [click here](#). You can also visit the [Housing Corporation](#) (insert link) website for more information. They will be running similar pilots for RSLs.

top of page ▲

Lords SI Merits Committee 2nd Report on HIPs Regulations published

The Committee on the Merits of Statutory Instruments met on Tuesday 19 June to consider the Home Information Pack (No.2) Regulations 2007 and the Energy Performance of Buildings (amending) Regulations 2007. They published their report yesterday. The Committee was supportive of the efforts made by the Department to respond to concerns both in and outside Parliament in relation to HIPs, and the opportunity given for further Parliamentary scrutiny. They also welcomed the response to stakeholders in relation to the EPC consultation.

The Committee's report is available here:

http://www.homeinformationpack.gov.uk/industry/141_Other_publications.html

top of page ▲

Overview of previous e-alerts sent to you

Since Issue 13 of PROGRESS sent to you on 17 May 2007, you will have received three e-alerts detailing the changes affecting the implementation of HIPs.

On 22 May, an e-alert was sent to you detailing Communities Secretary Ruth Kelly's statement to the House of Commons on the implementation of HIPs and EPCs. To read the press notice, Ministerial statement and updated Q&A go to http://www.homeinformationpacks.gov.uk/consumer/100_pressrelease25May.html

On 25 May, a further e-alert was sent to you following the announcement on 22 May by Communities Secretary Ruth Kelly. Click on the link below to read the letter from CLG to Energy Assessors and Home Inspectors providing further information on the introduction of Home Information Packs and Energy Performance Certificates from 1 August. The letter was sent to Energy Assessors, Home Inspectors and trainees, via accreditation schemes and training bodies. http://www.homeinformationpack.gov.uk/industry/137_pubregulations.html

On 11 June, an e-alert was sent to you which provided a link to Issue 14 of PROGRESS. Issue 14 included the following:

The letter and implementation update to energy assessors and home inspectors
Revised Regulations for HIPs and amending Regulations for EPBD
Impact Assessment (IA) for HIPs and supplementary IA for EPBD
Explanatory memoranda for HIPs and EPBD:

http://www.homeinformationpack.gov.uk/industry/160_Newsletter.html

top of page ▲