

Be prepared

Home Information Packs
are coming...



PROGRESS

an industry update on Home Information Packs

Issue 16 : 12 July 2007

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](#).

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Stakeholder Advisory Panel on Home Buying and Selling

On Tuesday 10 July, the Minister for Housing and Planning Yvette Cooper announced in the House of Commons that she intends to set up a Stakeholder Advisory Panel on home buying and selling which she will chair which will bring together industry professionals, consumers and green groups to support the smooth introduction of HIPs and consider longer term reforms to the home buying and selling process. It follows recent discussions with stakeholders that highlighted a consensus for further improvement of the home buying and selling market and reducing carbon emissions from our homes. Details of Panel Membership will be issued shortly.

Revised Procedural Guidance

Revised Procedural Guidance to accompany the Home Information Pack Regulations (No.2) 2007, has been published. The Guidance is intended to provide help on interpretation of the regulations and will be of particular interest to those who are directly involved in the production of Home Information Packs. [Click here](#) to read the guidance.

EPC Incentives

On 11 June 2007, Communities and Local Government announced funding for 5000 subsidised Energy Performance Certificates in Home Information Packs purchased prior to 1 August 2007. The incentive will assist businesses to further refine their systems in the lead up to implementation on 1 August and allow early carbon emission savings to be made.

For details on how to sign up to participate please visit
<http://www.home-information.info/doc?id=84>

Information for estate agents

Copies of the *FAST FACTS GUIDE* to Home Information Packs will be available to order from 23 July from the Communities and Local Government Publications Centre. This guide has been designed to help estate agents inform consumers about Home Information Packs by providing answers to general questions and details of where to go for further information.

To order up to 10 copies from 23 July, please contact:

CLG Publications
PO Box 236
WETHERBY
LS23 7NB
phone: 0870 1226 236
fax: 0870 1226 237
e-mail: communities@twoten.com

Order your HIPs toolkit

The HIPs starter pack has been put together as a toolkit to help businesses prepare for the 1 August and beyond.

The toolkit comes with leaflets, *for sale* board stickers, HIPs form templates and window posters, as well as a CD of files which can be used to produce your own HIPs-related promotional material.

To order up to 20 toolkits at no charge go to:
<http://www.home-information.info/doc?id=62>

or contact us at:

CLG Publications
PO Box 236
WETHERBY
LS23 7NB
phone: 0870 1226 236
fax: 0870 1226 237
textphone: 0870 120 7405
e-mail: communities@twoten.com

Be sure to quote the HIP toolkit product code 06HIPI04196/EM2 when requesting your pack.

New EPBD e-newsletter

Today, the Energy Performance of Buildings Directive (EPBD) team in Communities and Local Government have sent out their first newsletter, *The Green Brick*. The newsletter will keep you up-to-date with news, progress and events around EPBD. If you would like to be added to the distribution list, please e-mail details of your organisation and role to the EPBD helpdesk

e-mail: help@epbduk.info

phone: 0845 365 2468

Latest update of DEA and HI numbers

Please [click here](#) to see the latest update of DEA and HI numbers.

Response to alleged 'loopholes' in HIPs

Recent media coverage has warned of five loopholes in the new regulations and suggested ways to get round the regulations. Below are examples of the questions you may hear, together with CLG's response:

1. **Define your bedroom as something else** (e.g. a study)
2. **Move the bed from the bedroom**

For the purposes of HIP duties, a four-bedroom home is one that is marketed as having four bedrooms. The average sale price for a four-bedroom home is around

£120,000 more than that for the average three-bedroom home. Nobody would seriously suggest that people will want to devalue their property by that much for the sake of around £350 — costs which apart from a £100 EPC already exist in the homebuying and selling process.

3. Say your home was already on the market

If challenged by enforcement authorities, the onus will be on the seller or his agent to provide evidence that the property was already on the market when the HIP duties applied to it. Enforcement authorities could issue a penalty notice of £200 which can be repeated if they felt it was appropriate — e.g. if the seller or his agent failed to provide acceptable evidence that the property was on the market.

4. Risk a fine, and only order a pack if caught

The £200 penalty charge is not a 'one-off', it can be repeated if the offence is repeated. Again, estate agents will be responsible for holding packs in the majority of cases (not the householder). Agents who tried this on would risk a series of breaches and penalty charges all of which would be notified to the OFT and which could result in a banning order.

5. Order the Pack, and then pay a cancellation fee if you sell quickly

In order to comply with the regulations, a HIP needs to have been commissioned and a payment made, or a commitment to pay for it, made. Many pack providers have undertaken to provide packs within seven days and very few properties are sold within this timescale.

To read more Q&As on Home Information Packs please [click here](#).