

Be prepared
Home Information Packs
are coming...



PROGRESS

an industry update on Home Information Packs

Issue 17 : 24 July 2007

www.homeinformationpacks.gov.uk

PROGRESS TOWARDS HIPs IMPLEMENTATION FROM 1 AUGUST

LESS THAN 8 DAYS TO GO

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](http://www.homeinformationpacks.gov.uk).

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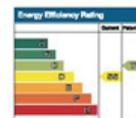
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HIPs national advertising campaign

Advertisements publicising the introduction of Home Information Packs and Energy Performance Certificates on 1 August for homes with 4 or more bedrooms resumed last week in the national, regional and trade press. The campaign will continue throughout the phased introduction of HIPs and beyond. One of our latest adverts is shown here.



From 1 August, every home put on the market with four or more bedrooms will need a Home Information Pack, which includes a home energy efficiency rating.  HM Government



From 1 August, if you are selling a home with four or more bedrooms, you will need a Home Information Pack to show to potential buyers. The pack includes an Energy Performance Certificate, containing advice on how to cut CO₂ emissions and fuel bills. Also included are documents such as a sale statement, searches and evidence of title. This is the first stage of Home Information Packs, which will soon be extended to smaller homes. Visit homeinformationpacks.gov.uk to find out more.

Social housing pilot for EPCs

On 22 May we set out proposals to invite Local Authorities (LAs) and Registered Social Landlords (RSLs) to work with us to introduce Energy Performance Certificates on a voluntary basis in the social housing sector.

The tendering process with LAs and RSLs has now concluded and the approved bids are published on the [HIPs website](#).

Successful bidders will now move forward with their plans and we expect most EPCs to be undertaken over the summer. LAs and RSLs will now be contracting directly with energy assessors or Panels for the pilot projects.

If you are a Domestic Energy Assessor or Home Inspector looking for work, we suggest you contact successful LAs/RSLs or their EPC providers.

House of Lords HIPs Regulations debate

A debate on the HIP Regulations took place in the House of Lords on Wednesday 18 July. During the debate, CLG Minister Baroness Andrews reiterated the Government's commitment to the introduction of HIPs from 1 August.

Following the debate a vote was called, which the Government lost by a small margin. This will not affect the introduction of HIPs and EPCs from 1 August, or the subsequent roll-out, which will go ahead as planned. To read the Ministerial written statement responding to the debate click [here](#).

House of Commons

Yesterday's House of Commons Order Paper stated:

"That the Home Information Pack (No. 2) Regulations 2007 (S.I. 2007, No. 1667) and the Housing Act 2004 (Commencement No. 8) (England and Wales) Order 2007 (S.I. 2007, No. 1668) be referred to a Delegated Legislation Committee."

What this means

In the Commons, a motion has been tabled to refer the Regulations to a Delegated Legislation Committee. A debate is expected sometime in the Autumn, following the roll-out of HIPs and EPCs from 1 August. The debate will not affect the implementation of HIPs on 1 August, or the subsequent roll-out.

Approval of RICS HIPs redress scheme

On 18 July, the Department for Business, Enterprise and Regulatory Reform (BERR, formerly DTI) announced that RICS' Surveyors Ombudsman Scheme (SOS) has been approved under the Housing Act as a redress scheme for the purposes of HIP-related complaints against estate agents. From 1 August all estate agents in England and Wales marketing homes for which a HIP is required will have to belong to an approved scheme for HIP-related complaints providing consumers who are treated unfairly with access to free, independent redress. Currently there are two approved schemes: the Ombudsman for Estate Agents' HIPs redress scheme and RICS' SOS. Further information is available on the [BERR website](#).