

PROGRESS

an industry update on Home Information Packs

Issue 26 : 30 November 2007

www.homeinformationpacks.gov.uk

Two weeks to go until full HIPs roll-out

In this Issue

[Drop dead date](#)
[New builds and developments](#)
[Bulletin and round-up](#)
[Your questions](#)
[EPCs and climate change](#)
[In the next issue...](#)



Drop dead date

Currently no Drop Dead Date has been set — i.e. a date on which all homes on the market would need a HIP regardless of when they were first put on the market — so properties that are exempt because they were already on the market when the duties began to apply to them will remain exempt as long as they remain on the market.

New builds and developments



A Home Information Pack is required when marketing starts (currently for homes with three or more bedrooms until 14 December, when smaller homes are covered), but how is this defined in relation to new homes? In this issue, the HIP Programme Team provides an overview of HIP regulations as they apply to new builds and developments...

We want to ensure a smooth implementation of Energy Performance Certificates to other types of buildings. Lessons learnt from the introduction of EPCs already show that a phased approach has worked well for industry and consumers. That's why we think it's right that the same approach is adopted for the roll-out to other sectors, starting from April.

Newly built homes are covered by HIPs but there are differences in the way the scheme operates for these properties, particularly in the way that energy performance information is presented:

- Sales of homes built to the most recent Building Regulations (Regulation 17C, Part L, 2006) are currently exempt from the need to have a HIP under the commencement orders issued so far. The current intention is to bring these within the scope of the HIPs scheme on 6 April 2008 (the date on which EPCs

will be required on construction for all dwellings).

- New homes built under the pre-2006 Building Regulations will require a HIP. New homes marketed 'off-plan' will contain a Predicted Energy Assessment (PEA) instead of an EPC in their HIP. EPCs require a physical inspection.
- Where new homes are marketed 'off-plan' there are likely to be some differences between HIPs for these sales and those provided for properties sold as completed dwellings. For example, the searches for the property and title information may cover a wider area if the property has not yet been allocated an address and individual titles have not yet been created.
- Buildings that have been materially altered or changed would not be classified as a new build as they are not covered by Regulation 17C of the Building Regulations. This means that conversions are not excluded from the HIP duties.

For more information on new builds visit the [New Build and development FAQs](#) and [Housing Developers](#) sections on our website.

Bulletin and round-up

Full roll-out of HIPs announced

On 22 November Communities and Local Government (CLG) announced that all homes marketed for sale from 14 December 2007 in England and Wales will need a Home Information Pack. To read the press release click [here](#).

Providing advice with EPCs

We are aware that some Domestic Energy Assessors (DEAs) have been asking whether they can give out literature or advice when conducting EPCs.

Under the EPC and HIP Regulations there is no barrier to DEAs distributing literature as long as it is commercially neutral (for example Energy Saving Trust's publications), but DEAs should not distribute material which promotes a commercial entity, on the grounds that they should not use the access which their public sector role permits to promote commercial activities.



On the related issue of advertising material in the HIP, it is not possible for material advertising goods or services to be included within a HIP. If it is separated and clearly distinguished from the HIP itself when the HIP is shown to a potential buyer, then it can be provided alongside the pack.

Your questions

The HIPs Team fields a large number of enquiries from consumers and stakeholders on HIPs policy. Here we feature some that might be of interest to others:



Q. I'm a DEA and want to know if Right to Buy properties will require a HIP?

A. Right to Buy (RTB) or Right to Acquire (RTA) properties will not require a HIP because they are not being marketed to the public. However, from 6 April 2008 the European Directive for the Energy Performance of Buildings (EPBD) will require EPCs on constructions of all dwellings, and from 1 October 2008 EPCs will be required on the sale or rent of **all** remaining dwellings.

More information on [HIPs and RTB and RTA properties](#)
More information on [EPCs and EPBD regulations](#)

Note: For detail on the answer to a previous question on properties being sold with land, refer to Part 6, regulation 25(2) of the Procedural Guidance on the HIP Regulations, click [here](#).

EPCs and climate change

The EPC is an important part of the HIP and underlines the Government's commitment to cut carbon emissions. Here we feature some core facts about energy savings and how EPC recommendations can help combat climate change.

	<p><i>Did you know?</i></p> <p>If everyone in the UK topped up their loft insulation to 270mm, £380m would be saved each year. That's enough money to pay the annual fuel bills of over 400,000 families.</p>
<p>[Source: Energy Savings Trust]</p>	

For more information on EPCs and green issues visit:

<http://www.communities.gov.uk/epbd>

<http://www.energysavingstrust.org.uk>

In the next issue...

*In the next issue of **PROGRESS**, we plan to examine some of the issues around searches.*

If you have specific questions on searches, please get in touch with the Home Information Packs Programme Team by e-mailing:
homeinfopacks@communities.gsi.gov.uk