

Home Information Packs – Current Position

Review

The government has confirmed that Home Information Packs (HIPs) will be going ahead as planned on August 1st. Some changes have been made to the regulations to smooth their introduction, along with a phased approach based on property size and additional incentives to encourage the early uptake of Energy Performance Certificates (EPCs).

Regulatory Changes

There have been four main changes to the regulations governing HIPs;

Delayed Start

Only properties put on the market after August 1st will require a HIP.

Day One Marketing

Until the end of 2007, it will be possible to market a property without an EPC, although one must be obtained as soon as possible.

If an EPC is not available, energy charts need not be on property particulars.

Interim Energy Assessment

Interim energy assessments will not be required for new buildings

EPC Age

An EPC may be up to 12 months old when first included in a HIP.

HIP Rollout Timetable

Following concerns about insufficient accredited inspectors to produce EPCs, HIPs will be implemented in a phased approach;

Phase 1 – homes with 4 or more bedrooms

From August 1st.

Phase 2 – homes with 3 or more bedrooms

When over 2000 home inspectors and energy assessors are available.

Phase 3 – all other homes

When over 3000 home inspectors and energy assessors are available .

With over 1000 assessors already available for work, it is anticipated that HIPs for all properties will be required before the end of 2007.

Additional Incentive

For any EPCs carried out before August 1st, i.e. on a voluntary basis, the government will pay providers a subsidy of £100 (ex VAT) to encourage their uptake.

Summary

The phased implementation will give all those involved in HIPs the chance to become accustomed to the process and to ensure a smooth introduction of their use.