

BRIEFING



Home Information Packs and Energy Performance Certificates

April 2007

Please note: This briefing is for guidance only to assist your company with preparing for the introduction of HIPs and EPCs. For latest information visit the Government website <http://www.communities.gov.uk>

The Home Information Pack and Energy Performance Certificate regulations were laid before Parliament on the 29 March 2007. The regulations will come into force on 19 April 2007 and are due for implementation on 1 June 2007. The main changes compared to the information provided in previous HBF reports and briefings relate to Energy Performance Certificates.

Home Information Packs (HIPs)

Properties already on the market by 1 June 2007 will not need a HIP unless they remain on the market after 31 December 2007.

Properties new to the market on the 1 June 2007 will require a HIP consisting of the following (in order):

- Index
- Energy Performance Certificate * See below
- Sales Statement
- Evidence of Title

Plus evidence that other documents have been commissioned and will be included in the pack as soon as practicable (and certainly within 28 days)

Links to the relevant forms can be downloaded:

http://www.homeinformationpack.gov.uk/pack_forms.aspx

The above contents are for a 'transitional period' only and are subject to change.

Documents in the pack should be no more than three months old at point of first marketing.

If the EPC cannot be obtained within 14 days of ordering then marketing can commence.

The duty to refresh time-sensitive parts of the HIP will not arise where the property is re-marketed by the same seller within one year of the original marketing date.

Energy Performance Certificates (EPCs)

1 June 2007

EPCs required for the sale of existing dwellings where a HIP is required under the Housing Act 2004 (other than dwellings built to Part L 2006 standards)

1 October 2007	EPCs required on construction for all dwellings. EPCs will also be required on the sale of physically complete dwellings built to 2006 standards from this date.
6 April 2008	EPCs required for the sale or rent of buildings other than dwellings with a floor area over 500 m ² EPCs required on construction for all non-dwellings. Display certificates required for all public buildings >1,000m ²
1 October 2008	EPCs required on the sale or rent of all remaining dwellings. EPCs required on the sale or rent of all remaining buildings other than dwellings.

As a result of extensive lobbying by the HBF the requirement for a full EPC for completed new build has been delayed until 1st October 2007.

However, from 1st June 2007 until further notice a 'Predicted Energy Assessment' will be required for all dwellings being marketed prior to physical completion, and

An Interim Energy Assessment will be required between 1st June 2007 and 30th September 2007 for physically complete new dwellings to 2006 energy efficient standards being offered for sale. (From 1st October 2007, full EPCs by accredited energy assessors will be required)

The document states that anyone (not just accredited energy assessors) can produce 'Predicted or Interim Energy Assessments and they do not have to be lodged in the register for EPCs.

From previous discussions with CLG we believe that 'Predicted' Energy Assessments and 'Interim' Energy Assessments are likely to be no more than the SAP calculation needed for building regulation purposes, 'Predicted' being at building regulation approval stage and 'Interim' being at completion stage. We are seeking formal confirmation that this is the position.

On building regulation approvals prior to April 2006 the old SAP calculation methodology will have been used (ie the old 1-120 scale)

CLG are suggesting that in these instances the person who did the original calculation should run the information used through the new software to obtain a SAP which could be readily converted into an EPC.

Further information:

Further guidance on HIPs and EPCs is expected from the Government in due course.

Copies of this briefing and links to the relevant HIPs and EPC legislation are available on the HBF website:

<http://www.hbf.co.uk/index.php?id=1483>

HIPs contact:

John Slaughter, Director of External Affairs – john.slaughter@hbf.co.uk

Jo Turner, Marketing Manager – jo.turner@hbf.co.uk

EPCs contact:

Dave Mitchell, Technical Director – dave.mitchell@hbf.co.uk