

Home Information Packs and Energy Performance Certificates

May 2007

For every residential property being marketed for sale after 1 June 2007 in England and Wales, a Home Information Pack (HIP) will be required to be available for potential buyers. A HIP gives buyers information about a property upfront. The pack will be prepared and paid for by the seller and available for free to potential buyers.

HIPs are introduced by Part 5 of the Housing Act 2004 and the detail of their implementation is contained in the Home Information Pack Regulations 2007. They are part of a variety of measures from government, aimed to improve the house purchasing process and to tackle the problems associated with the current system that waste money and cause transactions to fail.

A Home Information Pack contains:

Compulsory items

These documents must be included in a HIP:

- An Index of the documents
- Energy Performance Certificate
- Sale statement - providing basic information about the property
- Standard searches
- Evidence of title
- Additional information for leasehold sales, where appropriate.

Optional items

Other documents are optional and can be voluntarily included:

- Home Condition Report – about the physical condition of a property

- Legal summary of the contents of the pack
- Home use/contents forms - including information on boundaries, services and planning
- Other documents – e.g. non-standard searches

Energy Performance Certificates (EPC)

It is estimated that 25% of national CO₂ emissions comes from domestic energy consumption, therefore improvement in the energy efficiency of properties is crucial for reducing our overall emissions.

EU Directive 2002/91/EC aims to promote improvements in the energy performance of buildings and requires an EPC for all dwellings at the time of sale by 2009. By including the EPCs in HIPs at this stage, the UK is ahead of its implementation obligations by 2 years.

The certificate will give potential buyers information about the likely running costs of a property, giving average energy use per square metre of floor area and also average costs for heating, hot water and lighting, based on assumptions of occupancy and the property's location, therefore making it possible to compare properties.

An A to G energy rating for the property's energy efficiency and carbon emissions will be given, along with recommendations for improvement, such as insulation or double glazing.

The EPC will also include information about bigger changes that could be made to the property to further reduce carbon emissions, such as solar panels or wind turbines.

If you would like further information, please contact Ian Salter on 0117 939 2225 or ian.salter@burges-salmon.com

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