

21 September 2006

Dear Home Inspector,

### **YVETTE COOPER'S STATEMENT ON HIPs**

You may be aware that Yvette Cooper issued a statement about Home Information Packs this morning. Please see the news release attached separately.

Key points which you may find of particular interest are:

- Confirmation that HIPs will be introduced on 1 June next year and they will include mandatory Energy Performance Certificates (EPCs), searches and other legal documents. Home Condition Reports will be authorised documents.
- £4 million has been pledged to support area trials, working in partnership with AHIPP. The first 6 will be in Bath, Newcastle, Southampton, Northampton, Huddersfield and Cambridge and will start in November.
- SAVA is currently going through the approval process to become the first Certification Scheme for Energy Assessors and Home Inspectors. We hope that this will be completed in time to enable them to certificate inspectors before the areas trials begin.
- All Energy Assessors and Home Inspectors will both have to have an appropriate qualification and be members of an approved Certification Scheme.
- The only qualification that currently exists that will enable the holders to prepare EPCs is the Home Inspector qualification.
- National Occupational Standards for Energy Assessors will be available in February 2007. This will provide a framework for a separate qualification for energy inspection.
- Landmark Solutions have been selected as the preferred bidder to set up the Home Condition Report Register and we are now in the final stages of contract negotiation with them.
- To ensure security and facilitate quality assurance EPCs will be required to be lodged with the national Home Condition Report Register.
- Ian McCartney, Minister for Consumer Affairs, has invited applications to run the redress schemes that estate agents providing HIPs will need to belong to from next June. He has also published the criteria to be used to assess the suitability of applicants.
- The intention is that from next June consumers will have a single point of access for all complaints affecting the buying and selling of homes
- A revised timeline showing the key milestones between now and next June is enclosed.

We are posting a set of Q&A specifically for Home Inspectors on the dedicated Home Information Packs website [www.homeinformationpacks.gov.uk](http://www.homeinformationpacks.gov.uk). If you have any further questions arising from the statement which are not answered on the website, please call the Learn Direct helpline on 08000 567 160.

I hope you will be reassured that the Government is fully behind mandatory HIPs from 1 June 2007 and committed to supporting the take up of voluntary HCRs.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Neil McDonald', written in a cursive style.

Neil McDonald