



The Home Information Pack

What is the **Home Information Pack**?

The Home Information Pack Regulations were introduced in England and Wales on 1 August 2007. The regulations apply to all homes which are to be put on the market for sale.

The Government believes that the Home Information Pack will make buying and selling property easier and faster. Under the Housing Act 2004, homeowners (or their selling agents) have to produce a Home Information Pack if they want to put a house up for sale.



HOME INFORMATION PACK

You can find the latest information about the Home Information Pack on the Communities and Local Government website, www.homeinformationpacks.gov.uk.

The pack must contain:

- a contents page;
- an Energy Performance Certificate (which will give each home an energy-efficiency rating from A to G, like that used to rate fridges and washing machines);
- a sale statement (this tells the buyer about who owns the property, whether there is a 'chain', and so on);
- evidence of title (proof that the seller owns the property they are selling); and
- searches (containing information about local planning decisions and drainage and water services to the property).

It may also include a Home Condition Report to give sellers and buyers a clear picture of the condition of the property, but this is optional.

The act also states that estate agents must belong to a government-approved complaints scheme.

Why is the **Home Information Pack** necessary?

Before the Home Information Pack was introduced, a lot of the information about a property was not available until an offer had been made and accepted. This meant that any problems with the property only came to light several weeks later, by which time the buyer and seller may have already paid for legal fees, searches, surveys and so on. This meant that contracts were not exchanged in time, and sometimes the sale did not happen at all.



Government research showed that this system was unfair, wasteful and against the best interests of buyers and sellers. Delays caused by the previous system encouraged gazumping (getting a house by making a higher offer than one that has already been accepted by the seller). By providing important information up front, the Home Information Pack will help to make the process more efficient. This will give confidence to buyers and sellers at the beginning of the process. In turn, fewer sales will fall through and less money will be wasted.



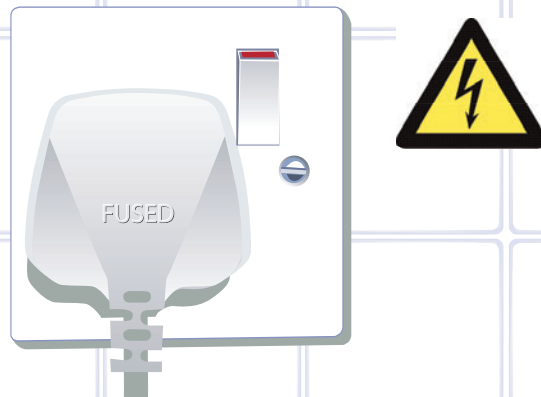
What has the **Home Information Pack** got to do with electrical safety?

Government figures show that, in England and Wales, over 30 deaths and nearly 4000 injuries in homes are caused by electrical faults. We support any scheme that could help to make people more aware about electrical safety.

Any electrical work carried out in homes in England and Wales should be done by electricians that have the knowledge, skill and experience needed to avoid dangers to themselves and others. The work should meet the national standard (BS 7671). This standard states that all electrical work must be inspected and tested before the installation is used, and that the electrician provides a safety certificate.

The Home Information Pack includes details of any electrical work that has been carried out under Part P of the Building Regulations and sent to local-authority building-control by the Government-approved scheme providers. We feel this information is very important as it tells the buyer

that a registered electrician has carried out the work, but we would also like the safety certificate or a report on the condition of the electrical installation to be included. This will show the buyer that the electrical installation is safe to use.



What does the Electrical Safety Council think of the **Home Information Pack**?



Although we support the Home Information Pack Regulations, we would like the recommendations to go further.

We think the Home Information Pack should:

- make electrical safety in homes more of a priority, and encourage people to have their new and existing electrical installations inspected and tested regularly; and
- make sure the resources are put in place to enforce the new act properly.

We will continue to encourage the Government to make sure that information about the condition of the electrical installation is part of the Home Information Pack.

If you need more advice on any of the information in this leaflet, visit our website, www.esc.org.uk, or call us on **0870 040 0561**.

We are here to **help you**.





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