

# New home buyers left in the cold by Housing Act

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Imminent law provides no protection for many new home buyers

New Build Inspections Ltd, a company which checks the quality of new homes, has today welcomed the Housing Bill which will soon become an Act of Parliament, but is disappointed that new homes with 'designated warranties' will not require a Home Condition Report – a central facet of the new law.

In response, New Build Inspections Managing Director Catriona Bright said: "The Housing Act was a missed opportunity to address quality issues in the new homes industry in England and Wales. New build buyers have been let down yet again. First they were excluded from the Sale of Goods Act 1984 and now the Housing Act."

She added: "There are acceptable standards of finish that are known to the house builders, but we have found that the house builders do not meet these, do not help their customers identify snagging issues and take far too long to fix the small percentage of defects that the customers do identify."

The Housing Bill states that the Secretary of State has the ability to decide what constitutes a Designated Warranty Scheme.

Bright says: "We will be actively campaigning to ensure that consumers' interests are best served with an appropriate definition of a Designated Warranty Scheme."

New Build Inspections would like to see the following requirements met for any warranty scheme to be designated:

1. The developer would be obliged to carry out a proactive snagging inspection with the customer to identify any snagging defects.
2. The warranty provider would have to carry out random snagging inspections of a defined percentage of properties to assess the developer's compliance.
3. The warranty would define how long the developer has to deal with snagging defects.
4. The homeowner would be entitled to a retention to be released when the property is completed to standard.

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