

HOME INFORMATION PACKS –

What does it mean to you and how we can help!

If you place your property on the market with an estate agent, or privately, you will need to provide a Home Information Pack (HIP).

From 6 April 2009 the law relating to Home Information Packs has changed. From this date, before the property is marketed for sale or rental:

- the HIP must be available on the first day of marketing; and
- the HIP must include a Property Information Questionnaire (PIQ), completed by the Seller.

The PIQ provides a summary of information and will include flood risk information, gas and electricity safety, structural damage and parking arrangements.

Where a property is on the market before 6 April 2009 and the seller changes agents after this date, there is no requirement to update the existing documents in the HIP or for the PIQ to be included.

A HIP is information about your property and consists primarily of the following:

- copies of your title deeds
- searches
- Energy Performance Assessment.

There will be an initial cost for sellers (approximately £350).

The key to HIPs is:

The quicker the pack is commissioned the sooner the property can be marketed.

Thomas Eggar LLP will be providing Packs for clients as part of our conveyancing service so please contact us if you are thinking of putting your house on the market. We will also advise you of the agent best suited to sell your property and can work with them to comply with HIP requirements.

The Government intend that the information shall aid buyers in making a decision as to which property to buy and will create a database of properties and their energy efficiency, which will comply with EU Directives. Although there is widespread cynicism as to whether this aim will be achieved there are sanctions and fines to be imposed on agents or sellers who fail to comply.

Please contact your conveyancer for more information, alternatively please contact Thomas Eggar LLP on 0870 160 1300.