

Home Information Pack

The procedure for selling a house is to change dramatically in June 2007 with the advent of Home Information Packs (HIP). Under this new Government Scheme **before** a house can be **Marketed for Sale** the Seller must provide a HIP for inspection by any potential buyers. The HIP must be available in both written and electronic format through the Internet.

The HIP will contain:-

1. An Energy Report on the property.
2. A Fixtures and Fittings List together with a Property Information Form giving basic information about the property to cover things such as ownership of boundaries, guarantees, etc.
3. A Local Authority Search and a Drainage Search.
4. Copies of Planning Permissions, Building Regulations for works and any FENSA Certificates.

It will be an offence to try to sell your home without a HIP.

There are a number of companies entering the market offering to prepare a HIP for sellers. The cost of the HIP is still under debate, but the estimated cost is £500.00 for a HIP for an average house in South London.

The Seller will be expected to pay for the HIP in advance, although we can arrange credit so the Seller can pay from the sale proceeds of the house.

Hudgell & Partners will be able to supply you with a HIP and, before you make a decision on whom to instruct, you should contact us for advice.

As solicitors we have the skills to not only prepare and obtain the necessary legal documentation for the HIP but, unlike, unqualified HIP providers:-

- A. We will be able to answer any legal questions on the documentation.
- B. We can prepare a Contract for the sale of the property, once an offer has been accepted.
- C. Ensure your HIP is fully transferable. If you decide to change selling agents then the HIP can be transferred immediately to another agent without any fuss.
- D. We will have access to a Local Home Inspector, who will carry out your Energy Survey.
- E. The cost of the HIP will be competitive. Many aspects of the HIP have still to be resolved. Final regulations have not yet been issued by the Government.
- F. We currently carry out certain searches on line and the other searches are carried out quickly by our own agent. There will be no delay in obtaining these for the HIP.

To keep up to date please contact us for advice.