



Your Phillips' guide to Home Information Packs (HIPs)

What are HIPs?

Home Information Packs have been brought in by the government to speed up the conveyancing process and to ensure that purchasers will have information upfront, especially about the energy efficiency of the property you hope to buy. A key component of the HIP is the Energy Performance Certificate (EPC), which rates the home's energy efficiency, using graphs like those on fridges and washing machines.

Who needs one?

Every person who wants to sell their house now needs a pack. Since 14 December 2007, it has become illegal to put your home on the market without first commissioning a Home Information Pack (HIP).

What's in a HIP?

An Index – giving you a checklist of all the documents contained in the pack

The Energy Performance Certificate - this tells you how energy efficient a home is on a scale of A-G. The most efficient homes, which should have the lowest fuel bills, are in band A.

Sale Statement – this provides basic information about the property you wish to buy, such as the address; whether the property is freehold or leasehold, registered or unregistered; and whether the property is being sold with vacant possession.

Standard Searches – these include searches concerning the local land charges register, other records held by the local authority and drainage and water searches. These are compulsory elements of the HIP but other searches may be commissioned by the purchaser.

Evidence of Title – these documents prove that the seller owns the property and therefore has the right to sell it.

Why should you choose Phillips to produce your HIP?

We have been preparing HIPs for some time now and our clients value the fact that we are best placed to prepare and interpret their HIP because the packs contain a large amount of complex, legal information, including the lease if your property is leasehold.

We can provide you with a pack, backed by the service you expect from our team here at Phillips. The seller must pay for the pack and our competitive upfront payment for a registered, freehold property is £295 + VAT. (Payment on completion is £330 +VAT)

Here are some other reasons why you should use us:

- Our HIPs are guaranteed compliant with HIP legislation, giving you the highest protection.
- We dovetail the HIP into our normal conveyancing process and we can include additional authorised items to assist you in marketing your property
- We prepare them online, reducing delays and ensuring your pack is prepared as quickly as possible
- Your HIP will belong to you, whichever estate agent you use
- The person marketing the property (you, if you are the seller) is responsible for obtaining a valid HIP and you can count on us to be responsible for the accuracy of your pack
- We will keep you and your estate agent informed of progress

We'll complete your HIP quickly and can provide you with it in a range of formats, electronic or paper copy, suited to how you want to market your home.

Call us today on 01256 460830 or email us at legal@phillips-law.co.uk and we'll be happy to answer any questions, making life easier for you, not harder.