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Article

All you need to know about Home Information Packs (HIPs)

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With only weeks to go before Home Information Packs (HIPs) become compulsory on 1st June, now is the time for those of you intending to sell your house to get ahead of the game. The new legislation makes it illegal to sell a home without a HIP from June. 'It all sounds rather daunting but don't despair because your local solicitor can prepare the pack for you and simplify the process', says Alex Preshaw, partner heading up residential property at Phillips Solicitors. Here are some useful facts:

Why have HIP's been introduced? The government is introducing HIPs in an attempt to speed up the home buying and selling process by providing all the necessary legal documents at the start of the process, when you put your house on the market.

What's in a HIP? The HIP is an information pack that contains a number of important legal documents and a new Energy Performance Certificate which is a new piece of documentation designed to tell potential buyers how energy efficient your property is on a scale of A-G and the impact the property has on the environment.

What are my choices? If you are putting your house on the market after June 1st you have a choice whether to instruct your estate agent or your solicitor. If you instruct your solicitor to prepare the HIP, it then belongs to you and is 'portable' (and you can pay for it on completion of the house sale). If you instruct another supplier it might not be 'portable' and you may be restricted if you move agents later on.

Independent research indicates that solicitors are the public's preferred HIP supplier because solicitors are the most trusted. Alex Preshaw comments: 'Our advice is, don't take risks – come to your local solicitor who is insured, regulated and legally trained. We've been moving clients successfully for decades and you can trust us to prepare **and** explain the contents of your HIP – it will then belong to you, whoever sells your house.'

You can call Alex on 01256 854635. Visit our website at www.phillips-law.co.uk