

Home Information Packs

As you may be aware, owners of residential properties are required to commission a Home Information Pack prior to putting their homes on the market. The government has introduced HIPs in an attempt to speed up the home buying and selling process by providing relevant legal documentation at the start of the conveyancing process.

The required documents that must be included in each HIP are:

- An index (i.e. a list of the contents of the HIP)
- An Energy Performance Certificate
- A sale statement (summarising the terms of the sale)
- Evidence of title
- Standard searches (i.e. local authority enquiries and a drainage and water search)
- Where appropriate, commonhold information (including a copy of the commonhold community statement)
- Where appropriate, leasehold information (including a copy of the lease and from 1 June 2008, information on service charges and insurance)
- Where appropriate a New Homes Warranty or a report on a home that is not physically complete.

Other authorised documents can also be included, such as a Home Condition Report, guarantees and warranties or other searches.

HIPs contain a large amount of complex, legal information and solicitors are best placed to prepare and interpret these packs. At Barlow Robbins LLP, we can provide HIPs guaranteed to be compliant with HIPs legislation, full online searches to ensure swift compilation and a flexible approach allowing the inclusion of additional authorised items to assist you in the conveyancing process.

Our HIP will also include a full local authority search which will be acceptable to all buyers' solicitors and their lenders and provided it is no more than 6 months old at the date of completion should not need to be repeated by a buyer.

Note :

This is only a brief outline and for general guidance only. We will be happy to provide specific advice relevant to your individual circumstances

For further details please either speak to your usual contact or telephone Sarah Ambrose on 01483 417121.