

Your guide to Home Information Packs.

Home Information Packs

As of the 6th April 2009, if you place a property on the market, you are required to produce a Home Information Pack (HIP) for that property prior to the commencement of any marketing. The intention of this key piece of legislation is to improve the buying and selling process by giving buyers more information from the outset, so they can make an informed decision early on and will, therefore, help to reduce the number of aborted transactions that take place.

First Day Marketing

As of the 6th April 2009 a basic HIP will have to be in place before an estate agent can start marketing a property. A basic HIP can be provided in approximately 5 working days.

Content of a HIP

The basic HIP must contain:

- The Index
- Property Information Questionnaire
- Energy Performance Certificate (EPC) or Predictive Energy Assessment
- Sale Statement
- Evidence of title

Within 28 days of commencement of marketing the remaining documents must be included in the HIP which are:

- For new properties, copies of warranties and guarantees
- If your property is leasehold, you must also provide a copy of the lease
- Standard searches (that is, local authority enquiries, plus a drainage and water search)

The following documents may be included in the HIP but are optional:

- A home condition report, based on a professional survey of the property
- Replies to standard preliminary enquiries made on behalf of the potential buyers
- Copies of any planning, listed building and building regulation consents and approvals
- Any guarantees for work carried out on the property
- Other searches

What is an Energy Performance Certificate and who will provide it?

- An Energy Performance Certificate (EPC) will tell home buyers and sellers about a home's energy efficiency using A to G ratings
- The certificate will also make recommendations for cost-effective energy saving improvements
- The EPC will be carried out by Domestic Energy Assessors who have undertaken a course in order to attain an approved accreditation

Frequently Asked Questions

What is a Home Information Pack?

A Home Information Pack (HIP) is a set of documents which legally must be provided by a seller, which will give a potential buyer key information about the property for sale.

Is a HIP compulsory?

A HIP has been mandatory for all properties since 14th December 2007. However, as of the 6th April 2009, it will no longer be possible to market a residential property until a basic HIP is in place.

What will a HIP cost me?

When you sell your property with Hamptons we will look after organising a HIP for you. The HIP will be completed for a cost of £325 (plus VAT).

How soon after commissioning a HIP will it be ready for buyers to view?

A basic HIP can be provided in approximately 5 working days.

Who is responsible for completing the Property Information Questionnaire?

You will be provided with a copy of the PIQ at your market appraisal. However, as the seller, it is your responsibility to complete and return it to your HIP provider.

How will buyers be able to view a HIP?

We would expect most buyers to view the information online. If a paper copy is required these can be ordered - at a small additional cost.

How reliable is the information in a HIP?

The documents in the HIP are, with the exception of the EPC, legal documents that can be relied on. However, a buyer's solicitor may recommend to his or her client that various elements, such as the local search, may need updating at the point of sale. The EPC is compiled by a qualified Energy Assessor so there should be a standard level of consistency in the way these reports are prepared.

How do I get a HIP?

Leave it to us. Once you instruct us, we take care of the rest. We will do all we can to obtain the HIP for your home as soon as practically possible.

For more information:

Should you require any more information on HIPs, or for any other advice on buying or selling, please contact your local Hamptons office or visit www.hamptons.co.uk

