

Home Information Pack Services for Sellers

At Adams & Remers we have developed the technology to assemble your Home Information Pack (HIP) quickly and to the highest professional standard. All residential properties that come onto the market now require a HIP, with a few exceptions.

It is now the responsibility of the seller to have certain searches carried out against the property.

You may have read that some HIPs are being rejected by Solicitors and the Council for Mortgage Lenders. This is because some HIP Providers are putting 'Personal Searches' into the Pack carried out by unqualified and unregulated Search Companies.

We provide authorised searches carried out directly by the Local Authority and the Drainage Companies. These are accepted by all Solicitors and Lenders. No delay will be caused by your buyers solicitor having to commission their own searches.

What does a HIP contain?

Each HIP contains:

- Property Information Questionnaire;
- Local Authority search;
- Water and Drainage search;
- Evidence of Title;
- Energy Performance Certificate;
- Lease and any amendments to it (if the property is leasehold).

What are these documents?

Property Information Questionnaire

This is a 'tick box' form which contains replies by the seller to various questions about the property.

Local Authority Search

Contains information relating to the property including responsibility for the roads, planning and building regulation information, any breaches of planning legislation and any outstanding land charges.

Drainage Search

Confirms whether the property is connected to mains drains and water, who provides the services, whether the property has a water meter, and whether there are any public sewers within the curtilage of the property.

Evidence of Title

Title plan: shows the extent of the property edged in red.
Official Copy of Register Entries: shows whether the property is freehold or leasehold, the registered legal owner(s), any matters of which the property has the benefit or to which it is subject and any legal charges registered against the property. If appropriate copy Lease or, if not registered at the Land Registry, an Epitome of the unregistered title.

We are confident that we can supply you with a compliant HIP, sufficient to put the property on the market, within 48 hours of receiving instructions and funds.

Energy Performance Certificate (EPC)

Provided by an 'Energy Assessor' who surveys the property and produces a certificate detailing, on a scale of A to G, how energy efficient it is.

The Energy Assessor will observe things like floor area, heating systems, window type, light bulbs and other elements. It is a non-invasive inspection and takes less than an hour.

Why Choose Adams & Remers

Adams & Remers is a forward thinking and well established local firm of solicitors; widely renowned for expertise and quality of service. Our clients choose our services because we provide them with value for money and speed of delivery, plus we provide the HIP documentation in formats that suit their individual needs.

Value for Money

We will not charge you additional fees to prepare your HIP if we are instructed to also act on the sale of your property. You only pay for the HIP documents (searches, EPC and title documents) at cost.

Hard Copy/Electronic Format

We will provide an electronic copy of the HIP to your agent and hard copies can also be provided on request.

Speed of Delivery

We have confidence the Energy Inspectors we call upon regularly will carry out the inspection swiftly and courteously. On average we are receiving the EPC within hours of the Inspector being given access to the property.

It is possible to have your HIP compliant sufficient to market your property within 48 hours of our being put in funds for the EPC and the searches.

Searches and title documents are requested and delivered electronically, avoiding postal delays.

Frequently Asked Questions

Q. If a property has been continuously on the market before the introduction of HIPs will it need a HIP?

A. No, it was originally intended there would be a "drop dead date" when all properties would need a HIP but the date has not yet been set. It will, however, from October 2008 require an energy performance certificate.

Q. Do properties sold without vacant possession need a HIP?

A. Unless a property is sold with vacant possession at the time of sale i.e. (completion) then no HIP is required, once again it will need an energy performance certificate.

Q. How long will a HIP last?

A. There is currently no legal limit on the age of the HIP although Lenders will not accept local searches which are more than 6 months old.

Q. If a property with a HIP is taken off the market does it need the documents updating?

A. The property can be taken off the market for one year from the date of first marketing without the documents having to be updated.

Q. If part of the property is a shop does it need a HIP?

A. No, mixed residential and commercial properties do not require a HIP, all properties now, whether commercial or residential, require an EPC which must be provided to the other party when the property is sold or rented.

About Us

Contact us now if you would like further information about residential conveyancing services from Adams & Remers, or to find out more about our other services for individuals - such as employment, dispute resolution, wills, trusts, personal taxation, family and matrimonial law.

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