

Home Information Packs – HIPS

It is now a legal requirement to have a Home Information Pack (HIP) before a property can be marketed in England and Wales.

Why were HIPs introduced by the government?

Most of the information contained in a HIP is only obtained once an offer has been accepted and your conveyancer / solicitor has been instructed. As a HIP provides all the information upfront, no wasted money is spent by the buyer on legal fees, searches and surveys. Therefore the transaction time from offer being accepted to completion is greatly reduced.

What your HIP must contain prior to marketing your property

- **Sale Statement** - provides details about the property being sold and who is selling it.
- **Property Information Questionnaire (PIQ)** – designed to be easy for sellers to complete without professional help to provide buyers with basic, useful information about the property.
- **Evidence of Title** - for registered properties this contains copies of the Title Registers held by the Land Registry (HMLR) and the Title Plan, which identifies the property. For unregistered properties, this section will contain details of the steps taken to establish ownership together with any documents which have been obtained.
- **Energy Performance Certificate (EPC)** - this report will include an Energy Performance Certificate (EPC) which provides a rating for your home indicating the current state of energy efficiency of your property.
- **Sustainability information (newly built homes)** - gives homebuyers better information about the environmental impact of their new home and its potential running costs.

What you HIP must contain within 28 days of marketing your property

- **Standard Searches** - this section contains copies of the searches which have been made to establish information that might affect the purchase or ownership of your property. The two searches that are included are; 1). Local Search and Enquiries of the Local Authority. 2). Water and Drainage Search.
- **A copy of the Lease**
- **Common hold Documents, where appropriate**

How much does a HIP cost?

After careful market research, 121move.co.uk have been able to negotiate an extremely competitive price from a leading nationwide HIP provider of **£279+vat**.

121move.co.uk will not be able to market your property until we have received your completed HIP and verified its validity.