



## **Guide to Home Information Packs (HIPs)...**

### **What is an HIP?**

A Home Information Pack (HIP) is designed to make the buying and selling process simpler and less expensive. It contains information about the property being sold and is a legal requirement for all properties placed on the market from 1<sup>st</sup> August 2007 onwards.

### **What content does an HIP have?**

The HIP is compiled as the first stage of marketing. It contains information which a Solicitor would compile at the conveyancing stage of a house sale. Specifically :-

- An index (of all documents in the HIP)
- An Energy Performance Certificate – EPC (to show how energy efficient a building is)
- Sale statement (including basic information about the property)
- Evidence of title (up-to-date record of who owns the property)
- Local authority searches
- Drainage and water searches
- Leasehold documents (if the property is leasehold)

### **When do I order the HIP?**

An HIP must be ordered, and from January 2009, fully compiled, before the marketing of the property commences. Timothy A Brown will instruct an HIP provider to compile the HIP on your behalf. This will include instructing a Domestic Energy Assessor to visit you and carry out the Energy Performance Certificate (EPC). This will ensure that unnecessary delays are avoided which may have a direct impact on the sale of your property.

Before placing your property on the market, you may consider making some positive changes to your property to improve the energy efficiency report. For example, change light-bulbs to low energy versions, increase the amount of insulation in the roof space etc.

### **Who can see it?**

The completed HIP is available to view by all interested parties who want to obtain up-to-date information about the property before making an offer

For more information, visit [www.homeinformationpacks.gov.uk](http://www.homeinformationpacks.gov.uk)