

# Home Information Packs



## Overview

From the 14th December 2007 all properties in England will require a Home Information Pack before marketing of the property can take place.

## What is a Home Information Pack?

A Home Information Pack (HIP) is a pack which is compiled by a regulated body and which includes information concerning your property. The pack will contain an Energy Performance Certificate (EPC) which will detail how energy efficient your home is. The EPC is designed to provide prospective buyers with information on how a property's energy efficiency can be increased so as to lower carbon emissions and costs. There is no pass or fail on an EPC and it is only a guide for a buyer. The HIP will also include other information which will assist the buyer in the early stages and is designed to give a clearer picture of the property and is also designed to speed up the transaction. Further documents which are included within a HIP are detailed below.

## What is in a HIP?

There are some documents that must be in a HIP, these include:

- An index, explaining what is in the pack
- An energy performance certificate, rating the energy efficiency and environmental impact of the house on a scale from A to G
- A sale statement, with basic details like the address and whether it's freehold, leasehold or commonhold
- A Property Information Questionnaire (PIQ), completed by the Seller.
- Searches, such as local authority and water and drainage search.
- Evidence of the Title, which proves you own the property and have the right to sell it
- Information about leasehold and commonhold if relevant, such as a copy of the lease, details about service charges and any rules or regulations.

## What else might be in the pack?

Packs may also include:

- A home condition report, containing information about the physical condition of the property
- A legal summary explaining the details about boundaries, sharing with neighbours and fixtures and fittings.

If you are selling a house, it is up to you whether you include these or not.

## Where do I get a HIP?

The most obvious place to get a HIP will be from your estate agent. But you don't have to. We are able to order a HIP for you at a competitive price. Please contact the Conveyancing Department to obtain a quotation. You might also be able to get one from your mortgage lender or you can put it together yourself.

## How much will it cost?

There is no fixed cost, but most HIPs will probably cost between £300 and £400. Apart from the new energy performance certificates, most of this cost exists already when you are moving house. The difference is it is now the seller, not the buyer, who will pay for it.

You might have to pay for it up front, but if you get it from your estate agent, you will probably pay for it once you've sold your house.

If you are a buyer, the pack won't cost you anything, although the seller can charge you for copying and posting the pack to you.

## How long will a pack last for?

While your house is on the market, you won't need to update the HIP. If the sale of your house stops and then starts again, you will normally have to put together a new pack to ensure all the documents are up to date. But you can carry on using the same one if you start marketing your house again within one year.

## Situations I wouldn't need a HIP to sell a property

There are some sales where you won't need a HIP. These include:

- Properties where there is no marketing, for example selling to member of your family
- Non-residential properties
- Seasonal and holiday accommodation
- Mixed sales, for example a shop with a flat
- Right to buy and similar sales
- Sales of portfolios of properties
- Properties not being sold with completely vacant possession
- Unsafe properties and properties to be demolished.

### When do I get a copy of the pack?

From 1st January 2008, the HIP pack must be available as soon as the house is put on the market.

You should get a copy of the pack within 14 days of asking for it. Sellers can only refuse if they believe:

- You can't afford the house
- You're not really interested in buying
- They wouldn't want to sell their house to you (but they can't discriminate against you because of your race, sex, disability, sexuality, religion or belief).

You should speak to your local authority trading standards department if you think the seller has refused to give you a pack unlawfully.

### What do I do if I have a complaint?

All estate agents in England and Wales have to belong to a redress scheme for complaints to do with home information packs. There are two schemes run by the Ombudsman for Estate Agents ([www.oea.co.uk](http://www.oea.co.uk)) and the Royal Institution of Chartered Surveyors ([www.rics.org](http://www.rics.org)).

There are also schemes for domestic energy assessors (who prepare the energy performance certificates and home condition reports).


### Where do I get more information?


You can find out more from the government website [www.homeinformationpacks.gov.uk](http://www.homeinformationpacks.gov.uk) or [www.yourlegalrights.co.uk/property/home-information-packs](http://www.yourlegalrights.co.uk/property/home-information-packs).

### Where do I get more information?

*Please feel free to discuss your own property needs. Contact your nearest Russell Jones & Walker office or call:*

 **0800 916 9015**

 **Email:** [enquiries@rjw.co.uk](mailto:enquiries@rjw.co.uk)

 **Web:** [www.rjw.co.uk](http://www.rjw.co.uk)

 **Our offices:**  
Birmingham, Bristol, Cardiff, Edinburgh (Associated Office), London, Manchester, Newcastle, Sheffield, Wakefield

Regulated by the Solicitors Regulation Authority.  
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