

The Partnership – delivering home information packs today

The Partnership's first home information pack was for a seventeenth century thatched farmhouse, which, to test the practicalities of the Housing Act, had to be completed within fourteen days of the instruction.

A qualified home inspector was instructed and whilst the first date that both he and the vendor were available was five days after the instruction, this did not impact the schedule. The inspection itself took approximately five hours to complete on site. The home condition and energy performance reports were written up offsite and electronic copies were available one working day after the inspection.

As the property's title number could not be obtained online from the Land Registry, a marked-up plan was sent by post so the number could be determined manually. Whilst it was successfully returned in 24 hours, this delayed the process by two days. Discussions with our online search provider SearchFlow, revealed that this can be processed electronically, which would have reduced this delay. Indeed, using SearchFlow, all the searches and requests for official copies of title documents were raised electronically through a single web page. An Environmental and PlanSearch were included, as well as a Commons Registration search due to the property's location.

All the searches were returned electronically within 24 hours except for those from the local authority. The Partnership uses local authority searches as more lenders accept them and they contain more detailed information than personal searches. However, they can take longer and the search for this property was due on the 11 November, beyond the deadline. Searchflow managed to expedite the process with the authority and the paperwork arrived in the post on the 4 November. This had to be scanned for inclusion on the CDROM and the internet, with the hardcopy being incorporated into the HIP for delivery that day.

Overall, the process was straightforward and took about three hours in total to complete. This time will be reduced in the future through the use of automation software to combine the search results into the HIP.

For more information visit www.thepartnershiplimited.com



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