

# HOME INFORMATION PACKS

February 2009 – The Current Position

The many changes that Home Information Packs (HIPs) have gone through since their introduction has led to a certain amount of confusion. This is the current position.

## HIP Requirements

Until April 6<sup>th</sup>, a HIP need only be commissioned before a property may be marketed. After that date, the following documents are required before marketing may commence:

- Evidence of title
- Energy Performance Certificate
- Property Information Questionnaire
- Sale Statement
- Index

Searches and leasehold information must be obtained within 28 days but does not stop marketing.

## Local Authority Searches

Most HIPs contain personal local authority searches, obtained by private companies rather than directly from the local authority. They often do not contain the detail required by solicitors and lenders, and so are backed by insurance. After April 6<sup>th</sup>, this insurance will not be legal, so companies must provide complete information, often costing more.

## Qualifying Properties

All residential properties need a HIP, unless they are exempted, primarily for commercial or mixed use or have large extents of land that are in commercial use.

## Energy Performance Certificates (EPC)

All properties need an EPC irrespective of whether they are exempted from having a HIP. This includes commercial.

## Expiry of HIPs

HIPs do not expire and there is no legal obligation on either the seller or the agent to keep them updated if a property is continuously marketed.

However, if a property has been taken off the market a year after it was first marketed, when it is remarketed, the following documents must be updated :

- Title
- Searches

Note that the EPC lasts for 10 years.



**FOR MORE DETAILS** call 0845 200 8346 or visit our website