



Home Information Packs

The 1st August 2007 saw the introduction of the controversial Home Information Pack. From the 14th December 2007 all properties marketed require such a pack. The pack will need to be made available to any prospective purchaser from the date the property is marketed.

What HIP's Mean for Sellers

If you're a seller, you need to make sure that you have Home Information Pack before you market your property. Providing the information in the pack up-front to potential buyers means that they are able to make more informed decisions about buying your home.

What HIP's Mean for Home Buyers

If you're in the market for a new home, you should ask the seller to provide you with a Home Information Pack which consists of a number of compulsory documents relating to the property, including an Energy Performance Certificate.

What's in the Pack?

The Home Information Pack provides important information about a property for sale. It contains information on its legal title, planning permissions, searches, energy efficiency & environmental impact. Some information is compulsory and some is voluntary.

The Sale Statement

This provides basic but important information about the sale

- The seller's name and the full address of the property
- Details of the freehold or leasehold
- Evidence of title (registered or unregistered)

The Energy Performance Certificate (EPC)

This indicates how energy efficient a home is on a scale of A-G. Those homes which are least energy efficient will fall in band G whilst the most energy efficient houses are in band A. The certificate will also contain information about what impact the property has on the environment. An average UK property will usually fall in bands D-E for both ratings. The certificate will also include pointers as to how the property could be improved to make it more energy efficient.



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The Land Registry Register and Title Plan

The property register gives a description of the property and will also tell you whether the property is freehold or leasehold. If the property is leasehold then the number of years remaining on the lease will be shown. The Title Plan shows the boundaries of the property and any surrounding land – you may wish to check this to ensure that it shows the correct information.

The Proprietorship Register

This confirms who the current registered owners of the property are. If the title to a property is described as 'absolute' or 'good' then it has the best title. If it is described as 'qualified' or 'posessory' then you would be advised to seek legal advice as to whether someone other than the registered owner has a claim to the property.

The Searches

These come from a number of different sources and can also vary from area to area. The drainage and water search will usually be provided by the relevant regional water company.

Watson Esam

Being one of the oldest established solicitor firms in Sheffield, with many years experience in helping clients buy and sell property, Watson Esam Solicitors were well prepared for the introduction of Home Information Packs. Being in a position to offer them when they were originally intended to be introduced in June 2007 means that the packs can be prepared - to include an Energy Performance Certificate - efficiently and at a competitive price.

Watson Esam can also help you with

- Business law
- Employment law
- Family law
- Personal injury
- Claims and disputes
- Debt recovery
- Professional negligence
- Contested probate
- Bankruptcy
- Insolvency
- Property matters
- Charities and voluntary organisations
- Wills and trusts
- Probate
- Inheritance tax planning
- Powers of attorney



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