

# South Coast Home Inspectors

## Home Information Packs – HIPS explained in outline

### Thinking of Moving?

Homeowners now need a HIP for any size of property. There are a few notable exceptions, although these will steadily reduce throughout 2008. We can advise you of this in more detail when you want to sell as government rules will be continually updated.

### What is a HIP?

The HIP contains key information about a property, such as standard searches, evidence of title and Energy Performance Certificate (EPC). Additional information is included for leasehold properties. It may also contain a Home Condition Report although this is not mandatory presently.

### Why do I need one?

Firstly it's a legal requirement. It can also help you sell your home more easily, but only if those processing it help you to get the best out of it. Not many do. Use a HIP supplier who is positive and enthusiastic about it. The seller purchases the HIP and makes the detail available to the buyers.

### Who compiles a HIP and can I do it myself?

Sellers can compile the packs themselves or commission others to do it for them. For DIY HIPS you can make the searches yourself and are legally responsible for their accuracy. This would appeal to those who like to do their own conveyancing. You cannot prepare the EPC or HCR unless you are accredited - we can do this for you. For those who commission them, typically agents and solicitors would be thought of to provide this, although, because the EPC is required too, surveyors, HIs and energy assessors are very well placed to arrange this service, and they will know your property better than most because of the detailed EPC inspection they undertake. Some suppliers have conditions which may tie you in to other arrangements which may not suit you; especially if, say you later want to switch agents, so check this out first. Our HIP is free of such restrictions and maintains your complete freedom of choice, so you can combine it with any other arrangements YOU want.

### How can the HIP help me?

The buyer's solicitor will find the HIP useful and it should save time. Because it gives the buyer information earlier, there is less chance of the sale falling through later on, so buyer and seller have less stress. Of course this only works if the HIP is completed quickly for you; but right now the Govt doesn't insist on this – so inevitably many providers don't deliver promptly and you may then feel the money spent on it is wasted – and you have probably heard stories of the sale completing and still no sign of the HIP – this should not be allowed to happen, but some professional are not very enthusiastic about it. From June 2008 you MUST have the HIP in place before you market your property. Remember, to get the best out of HIPS you need to have it provided by suppliers who are positive and enthusiastic about HIPS, as this will help you get the best selling advantage from it. Our HIP can be viewed on line to help the sale process. Potential buyers will ask for a HIP and this information will pass via your Agent so that these contacts can be followed on your behalf.

### What is a Free HIP?

Despite the hype and special marketing discussing them, anyone offering this will have more conditions: perhaps higher other charges, lower priority, and tied-in arrangements which may not best suit you, costing more in the long run and perhaps even a lost sale through false economies.

### I need a HIP now!

Be selective, pick a reputable supplier who is positive about HIPS, enthusiastic to get it to you promptly, can locally provide the Energy Performance Certificate and is readily available to answer queries. As local surveyors we are ideally placed to help; we have prepared for HIPS and are accredited for the EPC and HCR. We also offer further help on your property matters if you need.