

Press Release



Pack up your troubles

House buyers and sellers need to be wary of information contained in the new Home Information Packs (HIPs), which will become compulsory for residential properties with 4 or more bedrooms on 1st August 2007, warns Neal Patterson from Actons Solicitors.

The packs are intended to help streamline the home buying and selling process, but they are no substitute for expert legal advice.

"One of the main elements of the new packs is a local authority search. But this can be up to six months old before it has to be renewed. Carrying out a fresh search may be essential, even if there is one contained in the pack. Buyers need to make sure their conveyancer checks the information in the pack thoroughly," says Neal Patterson "

HIPs are supposed to make the home buying faster, simpler and easier while helping to make sure fewer sales break down. This can be a real nightmare for those involved in complex 'chains'. Opposition to HIPs say they are expensive and bureaucratic.

The basic components will include:

- **An index of the contents of the purchase**
- **Evidence of title**
- **A Statement of Sale**
- **A local search**
- **An Energy Performance Certificate.**

"The plan to include a home condition report in the pack was dropped by the Government last year. But it is highly likely that they will revive that plan at some time. So don't assume the home condition report – a sort of halfway house to a full survey - has gone away for good," says Neil Patterson.

HIP's become compulsory across all of England and Wales for properties with 4 or more bedrooms being marketed on or after 1st August 2007.

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Our firm will be providing HIP's and are happy to give advice to buyers and sellers on these new packs. If you require further information, please contact the Conveyancing team on 0115 9 100 200 or email enquiries@actons.co.uk.



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