

“ Plain speaking legal advice ”

## HIP Fact Sheet

“ Plain speaking legal advice ”

## **1. What is a Home Information Pack (HIP)?**

The Government introduced Home Information Packs in an attempt to improve the process of buying and selling homes. Put simply, it is a collection of documents designed to provide information about a property at the earliest opportunity.

All homes marketed for sale in England and Wales require a HIP.

## **2. What is in a Home Information Pack?**

A Pack for a freehold property comprises Local Authority and Drainage and Water searches, an Energy Performance Certificate (EPC) a copy of the title deeds and a summary of the terms of sale. Some other documents can also be added on a voluntary basis.

For Leasehold or Shared Ownership Properties, the Pack includes all of the above plus a copy of the Lease, previous years maintenance accounts and other information relating to the maintenance of the property.

All of these documents with the exception of the EPC were used in conveyancing prior to the introduction of HIPS. However, in some cases documents previously paid for by the Buyer are now to be paid for by the Seller.

“ Plain speaking legal advice ”

### **3. What is an Energy Performance Certificate?**

The Energy Performance Certificate is aimed at addressing new EEC regulations relating to the contribution that housing makes to global warming. In its basic form the Energy Performance Certificate resembles the sort of sticker that you have seen on fridges and other domestic appliances. The hope is that a Buyer will see the benefits of addressing energy saving measures in the new home. For example, if every UK Household installed 3 energy efficient light bulbs, enough energy would be saved in a year, to supply all street lighting in the UK.

A Home Inspector will make an appointment to call at the property to assess its energy rating.

### **4. How do I get a HIP?**

The Government's best intentions in speeding up the conveyancing process by the use of HIPS could be lost if the Seller fails to synchronize the instructions to sell and the preparation of the HIP.

The HIP can be prepared by Herrington & Carmichael LLP and must be available or already commissioned prior to marketing of the property.

There is an advantage for the Seller to instruct us to prepare the HIP whilst preparing the HIP we may come across issues that will need to be addressed during the conveyancing process. The advantage is that these issues could be addressed at this earlier stage whilst the house is still on the market and may help to avoid delay.

[www.herrington-carmichael.com](http://www.herrington-carmichael.com)

This publication is written as a general guide only. It is not intended to contain definitive legal advice, which should be sought as appropriate in relation to a particular matter.

“ Plain speaking legal advice ”

**5. How much does a HIP cost?**

The key documents required in your HIP can be ordered electronically and the cost will usually be approximately £300.00 to £400.00

---

Watchmoor Park  
Camberley  
Surrey  
GU15 3YL

tel: 01276 686222

4 Station Road  
Aldershot  
Hampshire  
GU11 1HU

tel: 01252 322451

51 Guildford Road  
Bagshot  
Surrey  
GU19 5NG

tel: 01276 451451

3&4 Market Place  
Wokingham  
Berks  
RG40 1AL

tel: 01189 774045

[www.herrington-carmichael.com](http://www.herrington-carmichael.com)

This publication is written as a general guide only. It is not intended to contain definitive legal advice, which should be sought as appropriate in relation to a particular matter.