

Some HIP advice

Burningham & Brown Solicitors explain why The Law Society Hip is recommended

The Government have introduced legislation requiring sellers to provide a Home Information Pack (HIP) when marketing their properties. HIPs contain certain minimum requirements:

- Home Information Pack Index
- Energy Performance Certificate
- Sale Statement
- Standard searches
- Evidence of Title

(With additional information for leasehold and commonhold properties.)

Currently these requirements only apply to three and four bedroom properties, but the need is likely to be extended in the future. The stated aim of the Government is that HIPs will speed up the conveyancing process and at Burningham & Brown we want to help our clients comply with the new requirements.

“At Burningham & Brown we want to help our clients to comply with the new regulations”

Numerous HIP providers are advertising their services, so how does a seller or an Estate Agent decide who they should use? At Burningham & Brown we have decided that the best option is The Law Society HIP. We feel this has advantages for our clients, and their agents, for several reasons:

- It guarantees compliance with HIP legislation
- Integrates seamlessly with the conveyancing progress (which we as solicitors have great experience in and can best interpret the legal documentation)
- Is supported by the fact that solicitors are regulated by the Solicitors Regulation Authority protecting Estate Agents and clients.
- Is prepared quickly online, minimising any potential delay
- Provides direct access to the Domestic Energy Assessors and Home Inspectors
- Provides a premium product at a competitive price

The jury is still out on whether HIPs will speed up the conveyancing process; however, it is certain a badly produced non-

“The Law Society HIP combined with our expertise will provide the right solution”

compliant HIP could cause delays and extra expense to the seller. We are confident that the Law Society HIP, combined with the

expertise of experienced conveyancing solicitors such as ourselves, will provide the right solution. □



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Burningham & Brown Conveyancing team are on hand to make your move a speedy and smooth process