



Home Information Packs

Everything you need to know!

Home Information Packs

If you are looking to put your property on the market you will now have to commission a pack for your property. The Government has introduced this Law to help buyers by providing more information about the individual property, such as energy efficiency, boundary ownership and planning permissions and to reduce the number of sales falling through.

A standard pack will contain the following:

- Index
- Terms of sale
- Evidence of Title
- For new properties, copies of warranties and guarantees
- Standard searches (local authority and Water search)
- An Energy Performance Certificate

If the property is leasehold it must contain the following:

- A copy of the lease
- Recent service charge accounts and receipts
- Building Insurance policy details and payment receipts
- Copies of regulations made by the landlord and management company
- If a new home a warranty will be required

What is an Energy Performance Certificate?

- An Energy Performance Certificate will show how energy efficient the property is by using a rating chart similar to fridges and Freezers ranging from A to G.
- The certificate will give recommendations on how to improve the energy efficiency for cost saving improvements.
- The EPC will be carried out by an accredited Energy Assessor that has been fully trained.

Optional Documents:

- A Home Condition report
- Replies to standard enquiries made on behalf of potential buyers
- Copies of planning consents, listed building regulations
- Any guarantees for work carried out on the property
- Other searches

Exceptions to Home Information Pack

- Residential properties not available for sale with vacant possession
- Seasonal and holiday accommodation
- Mixed sales
- Dual use of a dwelling/house
- Portfolios of properties
- Unsafe properties
- Properties due to be demolished
- Park Homes
- New Builds

Note: The above is only intended to be an indicative list of the circumstances under which HIP regulations do not apply. For detailed information on exceptions the above should be read in conjunction with:

- www.homeinformationpacks.gov.uk

Frequently Asked Questions:

What will the HIP cost me?

The cost of the standard pack is approximately £300.00 - £360.00 plus VAT.
For leasehold/commonhold/unregistered properties please add £70 plus VAT to the above prices.

How do I get a HIP?

If you decide to market your property with Kent Properties Online we will arrange this to be done on your behalf, the companies will contact you direct and request payment to go ahead with obtaining the relevant information.

How can buyers see the HIP?

The easiest and most useful way to view would be online. If you have a serious purchaser that makes an offer and is accepted they could request a printed copy which costs approximately £30.00 plus VAT more. As soon as a HIP is produced any interested buyers can have a look by registering their details. This normally takes 14-28 days.