

HOME INFORMATION PACKS – WHAT YOU NEED TO KNOW

As of 6th April 2009, a property cannot be put on the market until the PIQ, EPC, title & plan, sales statement and index are completed for the HIP (with the exception of the leases and searches that have to be applied for, which will now need to be available within 28 days).

Secondly, the new rules require a Property Information Questionnaire (PIQ) in addition to the other sections of the HIP. This part must be completed by the vendor or by their representative before any property marketing can begin. **The PIQ cannot be completed by the selling agent.**

Why do you need a HIP?

It is a legal requirement to have a HIP and you cannot market your property without one. The HIP allows buyers to see important information regarding the property at the start of the process, free of charge.

This means there is less chance of buyers becoming aware of any surprises at the end of the process. The HIP can help reduce delays and extra expense to the buyer and seller.

You don't need a HIP for:

- properties where there is no marketing, for example if you are selling to a member of your family
- non-residential properties
- properties limited by law to use as holiday accommodation or occupation for less than 11 months per year
- mixed sales, for example a shop with flat
- sales of portfolios of properties, for example selling two properties together
- properties not being sold with completely vacant possession, for example with a sitting tenant
- unsafe properties and properties due to be demolished
- properties sold through the 'Right to Buy', 'Right to Acquire' and 'HomeBuy' home ownership schemes

What is in a HIP?

A HIP includes documents that are required when homes are bought and sold. Some documents are mandatory and others optional.

Listed below are all the compulsory documents that need to be included:

- Home Information Pack Index
- the new Property Information Questionnaire (PIQ), from 6 April 2009
- Energy Performance Certificate (EPC) or Predicted Energy Assessment (PEA)
- sustainability information (required for newly built homes)
- sale statement
- evidence of title
- standard searches (local authority and drainage and water)
- a copy of the lease for leasehold properties
- commonhold documents where appropriate