



Home Information Packs

HIPs became mandatory on 1st August 2007 for the sale of certain categories of residential property in England and Wales. From 6th April 2009 the HIP must contain evidence of title, local searches, an Energy Performance Certificate (EPC) and a Property Information Questionnaire (PIQ) completed by the vendor. Marketing of your property cannot commence until the PIQ has been completed. Thankfully there is no longer a requirement to provide a survey (Home Condition Report) and your chosen solicitor can continue to deal independently with conveyancing and other related legal matters.

Energy Performance Certificates

From 1st October 2008 an EPC is required whenever a building is offered for sale or let. The EPC will be valid for 10 years and if the owner already has an EPC (for example as a result of a recent purchase) this may be used for subsequent rental.

To help with efficient and cost effective provision of your HIP and/or EPC we have teamed up with a range of experienced pack providers and Domestic Energy Assessors (DEAs) to ensure that you are advised on all aspects of procurement. Our pack providers have the benefit of electronic links to the Land Registry and Search providers and offer the comfort of secure online access to your HIP and password protected access for viewing by prospective buyers.

Our charges are regularly reviewed in this competitive market. As at 1st July 2009 costs are as follows:

- EPC (residential) paid for in advance £86.25 (£75 plus VAT)
- EPC (commercial) priced on request
- HIP paid for at time of ordering £343.85 (£299 plus VAT)
- HIP with deferred payment £401.35 (£349 plus VAT)

* An additional charge of £34.50 (£30 plus VAT) is added to a HIP for leasehold property

For an instant free no obligation quotation please log on to our website @ www.fostermaddison.co.uk or contact a member of the sales team.

