

Home Information Packs (HIPS) - Made Easy

A HIP must be obtained before a house can be marketed.

The HIP contains documentation about your property, mostly relating to Legal Title and a Domestic Energy Performance Certificate (EPC).

A HIP is intended to give potential buyers more information about your property up front, to both kick start the selling and buying process and identify any problems which could cause delay once the conveyance commences.

For clients of Gordon Brown Associates HIPS are made easy...

- As experienced residential conveyancing solicitors, we are best placed to prepare your HIP - whether or not you are selling your property through our Estate Agency. The important parts of your HIP are essentially legal documents which we automatically source evaluate and prepare for all of our selling clients. Most estate agents instruct non legal firms to prepare HIPs on their behalf, and the legal implications of some aspects may not be realised or reported by these providers.

Location, location, location?

- We are qualified to prepare your HIP wherever your property is located in England and Wales. A HIP prepared by us can be used to market your property through any estate agent around the country. Because we are both Solicitors and Estate Agents, we understand the needs of other estate agents.

Your Energy Performance Certificate and Domestic Energy Assessors

- We can get your EPC quickly, through our association with a national panel of Domestic Energy Assessors. This puts us in an excellent position to get your house on the market quickly. Using our direct computer links and local contacts, we can arrange for an appointment with an Assessor at a time to suit.
- The Assessor will advise you on simple ways to improve the energy efficiency of your home before your energy performance inspection is carried out. This will achieve the highest possible energy efficiency and the environmental impact ratings for your property in your EPC.

Portable not tied

- Your Gordon Brown Associates HIP will be portable, unlike those produced by others which may be tied. Where you want to change your estate agent you may find you will require a further HIP, meaning unnecessary delay and doubling the cost. This will not apply with a HIP supplied by us.

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Adding value

- We will also add value to your HIP. Included in our HIP will be extra information as required by the purchaser's lawyer. We will also deal with potential issues which may cause a delay, e.g. the missing consent from the original builder to recently built conservatories, which is a common issue.

Payment methods

- A variety of methods of payment and pricing structures are available to suit your needs, ranging from discounted fees for pre-payment to long-term credit facilities.

Contact

- Gordon Brown Associates is one of the few local firms combining Legal Services and Estate Agency. Our aim is to offer you total control of your property sale and purchase.

To progress with your with your HIP please contact our Helpline on 0191 388 1778

Or you can e-mail hip@gordon-brown.co.uk