

HOME INFORMATION PACKS

I am thinking of selling my property next year and have been told I will need a legal pack. Is this true?

Yes, from 1 June 2007 only.

From **1st June 2007**, all homeowners in England and Wales will need to prepare a Home Information Pack before putting their home up for sale.

It is thought that by providing as much information as possible up front, at the time of marketing a property, the home buying and selling process will become more efficient and transparent.

So, what is a Home Information Pack?

The documents that are required to be included in the pack, at present, are:-

- An index (i.e. a list of the contents of the pack).
- A sale statement (indicating whether the property is freehold, leasehold or commonhold and any covenants and/or restrictions applying to the property).
- Evidence of the seller's ownership of the property.
- Standard searches (i.e. drainage and water and a local authority search).
- An Energy Performance Certificate.

Where appropriate, commonhold information (including a copy of the commonhold community statement), leasehold information (including a copy of the lease and information on ground rent, service charges and building insurance), a New Homes Warranty and a report on a home that is not physically complete will also need to be included.

The documents that are authorized to be included in the pack, but that are not compulsory are:-

- A Home Condition Report.
- Guarantees and warranties.

If I decide to sell my property after 1 June 2007, who will prepare the Home Information Pack for me?

Many organizations from the property industry including solicitors, conveyancers, estate agents and mortgage lenders will be able to prepare a Home Information Pack for you.

Here at Clarkson Wright & Jakes, as part of our LawNet accreditation, we have teamed up with other LawNet firms throughout the country and Hip Homes (UK) Limited and developed our very own Home Information Pack System.

We will be running a voluntary dry-run from the early part of 2007, which means that we will be offering all sellers who put their property on the market in 2007 to instruct us to prepare a Home Information Pack for the sale of their property. Should you wish to participate, please let us know.

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