



For immediate release

19 March 2009

## **NEW PROPERTY QUESTIONNAIRE FOR EVERY SELLER FIVE TIPS TO GETTING YOUR HOME ON THE MARKET – FAST**

From 6<sup>th</sup> April 2009, new HIP legislation will require a vendor to have a HIP in place before marketing their property, unlike the present position where marketing can begin as soon as the HIP has been ordered. The change in the law will also require a vendor to include a completed copy of the new Property Information Questionnaire (PIQ) in their HIP. The PIQ gives detailed information about the property which is useful to a purchaser on such things as: parking arrangements, rights of access, structural alterations carried out to the property and its Council Tax banding.

Simply HIP, one of the largest providers of HIPs in England and Wales, has been trialling the new PIQ with estate agents and consumers over the last month, and urges vendors to follow a few simple guidelines to ensure the form is completed quickly and there are no delays to the marketing of their new home:

- Make sure your estate agent or your HIP provider offers a helpline service to assist you in completing your PIQ
- Complete your PIQ promptly and honestly – your property can't be put on the market until the HIP, including the PIQ are completed. Misleading or incorrect answers in the PIQ could endanger the sale at a later stage
- Allow access to the energy assessor completing your EPC as soon as possible so that the EPC can be completed and submitted
- Ensure your HIP provider subscribes to the HIP Code to guarantee the necessary insurance and a professional level of service, along with an effective consumer redress scheme should things go wrong
- Request an Exchange Ready Pack which includes additional, essential information for conveyancers, considerably reducing the time taken between an offer being agreed and exchange of contracts

Ashley King, managing director, Simply HIP, comments:

"The new PIQ form will provide buyers with further useful, upfront information about their future home and if completed quickly and honestly by the seller, is unlikely to result in any unnecessary delays. However, it is important that consumers understand the importance of

completing the PIQ form as quickly and as accurately as possible, to ensure that they do not hold up the marketing and endanger the future sale of their property.

“Over the last month we have been trialling the PIQs with a number of our agents and their vendors and the response has been very positive. The format of the form is very user friendly and our dedicated PIQ team have been able to handle any consumer enquiries, enabling the form to be completed without delay.”

**- ENDS -**

**For further information, contact:**

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