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HIPs ARE COMING ON THE 1st JUNE 2007!

Whether you like it or not as from the 1st June 2007 you will not be able to market your property for sale without a Home Information Pack (HIP).

A HIP is essentially a legal pack of documents plus an Energy Performance Certificate (EPC).

The mandatory requirements of the HIP (the Required Documents) for a freehold property comprise:-

- **Completed Index**
- **Completed Sale Statement**
- **Evidence of Title**
- **Unexpired Warranties**
- **Energy Performance Certificate**
- **Local Land Charges Search and Replies to Enquiries**
- **Drainage and Water Search**

Other documents (Authorised Documents) may be included such as the results of Mining, Environmental and Chancel searches.

According to Yvette Cooper (Minister for Housing) 27% of carbon emissions come from our homes and the EPC will rate properties for their energy performance rather like fridge ratings grading the properties from A to G.

Hopley Pierce & Bird have been successfully acting for sellers of properties over the years and are able to provide you and your Estate Agent with a professional high quality paper and/or electronic format HIP. Using our respected professional contacts we will be able to provide timely and competitively priced HIP Packs.

The regulations are still in a state of flux, but we at Hopley Pierce & Bird are keeping a constant watch on developments to ensure that our clients are kept up-to-date.

TIP 1

If you place your property on the market before the 1st June 2007 you will not be required to provide a HIP as long as your property is sold before the 31st December 2007.

TIP 2

For a transitional period of 6 months from the 1st June 2007 you can market your property if your HIP Pack does not contain the required searches provided these have already been requested and will be available within 28 days.

TIP 3

No HIP is required if you are selling a mixed residential and commercial property e.g., a shop with living accommodation.

TIP 4

If you take your property off the market no new HIP will be required if you remarket again within 12 months of the original marketing date.

Introduction

We are delighted to introduce you to our Spring Newsletter following the recent launch of our new logo. We hope that this Newsletter will be the first of many whose aim is to bring to your attention new developments in the law that may affect you and other information that may affect you.



Note for landlords

Tenancy Deposit Protection

If you own a buy-to-let or a number of buy-to-let properties new rules designed to limit disputes between Landlords and Tenants are introduced on 6th April 2007 under the provisions of the Housing Act 2004. In respect of all new Assured Shorthold Tenancies entered into from this date the Landlord must pay any deposit taken into either a (free) custodial scheme or an insurance based scheme (for which there will be a fee). For further information see www.communities.gov.uk

Tips to Ease the Tension of Holidays



Jacqueline Marsland LLB

For Divorced or Separated Couples with Children

Summer holidays are just around the corner! Unfortunately this can cause anxiety and worry if you have children and are estranged from the children's other parent. It is important however from the children's point of view that you should not let disagreements with your estranged partner ruin the children's enjoyment of their time with their other parent.

Here are a few practical tips to help allay those anxieties:-

- Ensure that your former partner gives you details of where they are staying with the children including address, a contact number and e-mail address. In certain situations there is no obligation on the other person to give these details. However if the matter were to become before a Court, a Court is likely to consider it reasonable for a parent to know where their child is staying. Please remember that this works both ways if it is you that are taking the children on holiday.
- Have sight of the tickets for the children if possible.

Agree in advance with your former partner:

- The duration of the holiday.
- Times for the children to contact you by telephone.
- Where the children are to be collected from and returned to and at what times.

Also:

- Ensure that the children have their medication and that their other parent knows how to administer it.
- Ensure that the children have had all the appropriate vaccinations.

It is difficult if you are not on good terms with your former partner, but the important thing is to remember that the children come first and hopefully by agreeing ground rules everybody can have an enjoyable summer.

If you require further advice on this matter or other family problems please telephone our Family Helpline on **01978 315103** or email jm@hpblaw.co.uk

A Senior Service

We provide a first rate service for our senior clients whose requirements are many and varied. We can arrange an appointment in our ground floor conference room or make home and hospital visits if necessary.

- If you are thinking of sharing your home or giving away your property you need sound legal and practical advice before you act. We have the expertise to provide you with this advice
- Did you also know that if you sign an Advance Directive or Living Will you can request that certain medical treatment can be given or withheld if you are not capable of consenting in the future?
- Everyone knows that signing a well drawn Will ensures that your estate is administered efficiently after your death and you benefit those who you wish to benefit. However did you know that signing an Enduring Power of Attorney now makes sure that if in future you become incapable of managing your own affairs, your finances will be looked after by a person you trust without unnecessary cost and delays?
- We can advise you how to handle the financial affairs of another person safely and with confidence. If necessary we can take over the administration of a client's financial affairs if for example that person is in Residential Care.

If you would like our help for Wills, Powers of Attorney or Living Wills please contact us on: **01978 315100**

Race for Life

Jacqui Marsland from our office will be taking part in the Race for Life to raise monies for Cancer Research on **Sunday 24th June 2007**. The event is to be held at Alyn Waters Country Park at 11am.

If you would like to sponsor our runners please do so at <http://www.raceforlifespansome.org/JacquiMarsland>



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