

Life on the High Street

Robert* rang me to ask for a quote for his conveyancing. More people do seem to be moving house now and I am getting more calls for quotes. As I explained to Robert, whilst I definitely agree with ringing around to find how much the conveyancing is going to cost you, it is not always a straightforward question to answer. The government in their collective wisdom introduced HIPS (the Home Information Packs) to 'make the process of buying and selling houses easier'. Once they had been consulted on they were in fact almost next to useless, I've never come across anyone who did or didn't buy a house after reading the HIP. Now in an attempt to make their innovation more relevant HIPS have to include PIQS. I hope you're keeping up with all these abbreviations – Property Information Questionnaires in case you're confused. Before a seller can put their home on the market a HIP must be done, this is a new requirement – until the end of last month the HIP only had to be ordered. Now back to quotes and Robert. I can always give a quote but until I see the HIP package and the PIQs and how long ago the searches, which are part of the HIP, were done I cannot know the extent of the work I will have to do. Whilst in theory HIPs should help the legal process it is important that a competent switched-on conveyancer looks at them carefully. The cheapest quote might be a false economy but nonetheless I do try to be competitive and Robert was very pleased with my price and as he put it 'your friendly and open response to my phone call'. Another Hungerford resident has found the legal service he needs on his doorstep. More news from the High Street next week. DHC

*all names have been changed