

ARE THE SEARCHES IN YOUR HIPs COMPLIANT AND ACCURATE

You will be aware that since 6th April Personal Searches included in HIPs can no longer rely on insurance to cover any information not made available by the Local Authority.

Since April 6th Local Authorities have an obligation to make this information available to personal search companies like PSG for inclusion in Local Searches that are included in HIPs on a 'cost recovery' basis.

Unfortunately there now exists a wide variety of differing fees amongst the hundreds of Local Authorities within England and Wales for providing the required information for us to complete an up to date accurate search for inclusion in a HIP.

The only way to supply compliant, current, up to date and accurate searches for inclusion in HIPs is to now buy this information from the relevant Local Authority and pay the additional costs imposed by them.

For example, at many Local Authorities extra costs for obtaining Traffic Schemes and Highways information has now increased the search fee by £20 - £67 per property. In some Local Authorities Building Regulations details also now have to be purchased, further increasing the cost of the search.

Road and Traffic schemes along with Building Regulations can be submitted and withdrawn with the Local Authority practically weekly. Imagine the implications of someone relying on a search that did not reveal information that could seriously have a detrimental impact on the value of the property and your reputation!

We are told that the only accurate way of answering these enquiries in the search is to ask the questions for each and every property and that is what we here at this PSG office do.

We are informed by several Local authorities that PSG are the only ones who have enquired, complained or made comment regarding the availability and cost of obtaining this information. How are your 'search company' obtaining the information?

Beware companies offering 'cheap as chips' HIPs or 'Local Searches' – Can you be sure they are obtaining the most up to date information or are they relying on other, less accurate means or worse still, not even bothering?

NOT ALL HIP / SEARCH COMPANIES ARE THE SAME!

If you would like peace of mind then ensure your HIP/search providers are giving you value for money and up to date, accurate information in their searches, you are in safe hands with PSG

“The bitter taste of poor quality lingers far longer than the initial sweetness of a cheap price.”