

For Timely HIPs, Quality Matters

Date: 03-28-2008 03:11 PM CET

Category: [Energy & Environment](#)

Press release from: [Firstships Ltd.](#)



The government has identified problems with HIPs caused by unsatisfactory title evidence being included by some HIP providers. As a result buyers' lawyers have rejected those HIPs that do not conform to the regulations resulting in delay. However, estate agents that have been using Firstships HIP assembly and e-conveyancing system have acknowledged its added value in providing lawyer prepared HIPs.

Godstone, Surrey 1st April 2008 - Estate Agents are starting to acknowledge and appreciate the added value of the Firstships system when receiving accurate HIPs that have been compiled and approved by property lawyers. A lawyer prepared HIP is proving to be critical in achieving quicker exchange and completion times for property sales; the main objective of HIPs. Some of Firstships' most recently registered estate agents reported having experienced problems with buyer's lawyers rejecting badly assembled HIPs. The problem appears to be widespread as the government has published the following warning regarding the use of valid documents:

"It has come to our attention that some HIP providers are including 'Register Views' obtained from Land Registry Direct as evidence of title for the purposes of regulation 8(e) of the Home Information Pack (No.2) Regulations 2007. However the regulation requires the inclusion of an 'official copy' of the individual register and title plan and a register view is not sufficient for these purposes in our view.

Official copies are required as these are encrypted documents that the Land Registry will stand by - if there are any errors in the register for example - and are therefore acceptable during the conveyancing process. Although the information they contain is similar, register views have no such status."

Robert Bennett, senior account manager with Firstships, comments on the government announcement.

"The devil is in the detail. We've made it our business to keep abreast of the rules and regulations as and when they have been published and tried to anticipate and avoid this sort of problem. It causes unnecessary delays and ill-feeling between estate agents and property lawyers not to mention giving HIPs unnecessarily negative publicity. By ensuring that all our HIPs are approved by lawyers prior to their release, there is a guarantee of accuracy when they reach the buyer's lawyer."

For additional information on the news that is the subject of this release, or to subscribe to the "Firstships Review", a periodical e-newsletter, contact Luke Burton or visit www.firstships.com

Contact:

Luke Burton

Firstships Ltd., Godstone Green, Godstone, Surrey RH9 8DZ

01883 744222

www.firstships.com

About Firstships:

Firstships Ltd. was established by leading software developers and property lawyers to create a unique online trading platform for estate agents and property lawyers providing Home Information Packs and e-conveyancing. Having identified and targeted the complete house-selling process from marketing to completion, Firstships believes that it is the combination of HIPs and

e-conveyancing that will ultimately achieve the goal of reducing the process time.

[You can find this press release here](#)