



The IHI response to the CLG Consultation Document.

Many of you will know that the Government are proposing some changes to the HIP. The IHI was one of only a few organisations that has provided a formal response. These changes, which could be with us by January 2009 center around Leaseholder documents, and a new mandatory form called the Property Information Questionnaire (PIQ).

I have put the response forward with the help of Jackie Oliver, and broadly we are in agreement with the thoughts of CLG on these matters. Perhaps the area that we see some difficulty in will be vendors declaring what works and improvements they have made to their property which needs to be included on the PIQ, and in particular what damage and improvements may have occurred in the property. The PIQ will be mandatory, but in its present form, the answers will come from vendors.

Many surveyors undertaking condition surveys will at some point question vendors about their property, and will know that on some occasions innocently but on others misleadingly, one new radiator becomes a new central heating system, or new lamp drops become a rewired house, or that fresh pointing did not cover up some structural repairs, but,..... "We decided to get the front pointed." The PIQ could become an area where vendors, for whatever reason, mislead potential buyers. So whilst the IHI are broadly in favour of most of the new proposals, there are a few around the condition, and improvements to the house where IHI have said that these items can and should only be confirmed independently by a DipHI.

The irony is that these items in the PIQ would be picked up by the HCR, and at least from that perspective they would be much more reliable. We have of course pointed that out to the CLG. The IHI should find out ahead of the mainstream if these items will be included in the PIQ or if they will be modified; but the changes in HIPs is likely to be announced and may be with us by January.

SAOR Sep08