



Info Update

Summer 2007

www.sdsd.co.uk

0800 074 3771

A New Office!

We are delighted to announce that on the 1st May 2007 Search Direct UK Limited acquired GWS Legal Services based in Cardiff. The Partners of GWS Legal Services formed the business over 20 years ago and have established an excellent reputation and client base.

In doing so, Gary Davies formerly a Land Charges officer at Monmouthshire County Council and latterly principle searches officer at Richards Gray has joined the company in order to manage our new Cardiff Office.

Keith Harries still remains with the office ensuring it continues to provide customers with the high standard of work GWS Legal Services has established over the years.

Search Direct UK Limited will continue to trade as Search Direct South Wales from the Bridgend office and GWS Legal Services from the Cardiff office.

For any further information please do not hesitate to contact us.



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- Changes to Environmental Reports
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- Conveyancing Insurance Products
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Home Information Packs

As and when the Home Information Packs are introduced officially, Search Direct South Wales & GWS Legal Services will be available to supply the packs immediately for all our clients, if requested.

Please contact us for further information.

Required Searches in HIPS

The only two required searches are the Local Authority Search and the CON29DW.

Additional questions have been added to the CON29DW which prevents personal search companies from being able to provide a personal CON29DW. We will therefore be offering, as standard, a personal local authority search and an official CON29DW search for inclusion in the Home Information Packs @ £98.25 inclusive of VAT, disbursements and insurance for all the South & West Wales Authorities.

We have taken this opportunity to rationalise our current Search Direct South Wales and GWS Legal Services pricelists, and we enclose for your attention our new combined list effective 1st August 2007 which includes the revisions made by the various water companies etc in line with the implementation of HIPS.



Authorised Searches in HIPS

Search Direct South Wales & GWS Legal Services will continue to provide the full range of conveyancing searches (Environmental, Mining, Chancel, Company etc) for inclusion as authorised searches for the vendor in the Home Information Packs or for the purchaser of the property. We are determined to ensure that our professional, efficient and effective standards are carried forward in the supply of the HIPS.

In order to guarantee our searches are of the highest standard all our searches will be HIP compliant with UK legislation and will include, as standard, the recently introduced individual search insurance.

Search Direct UK Limited is a member of COPSO, the Council of Property Search Organisations and IPSA, the Institute of Personal Search Agents. We are also registered under both accreditation schemes, the Search Code and the IPSA Code. Furthermore we are Authorised and Regulated by the Financial Services Authority.



Services at Search Direct UK Limited

Any recent changes to the services and searches provided by ourselves are highlighted in this section. If you have any queries on how they may affect you please contact us:

Tel: 0800 074 3771

Email: mail@sdsd.co.uk

Search Direct UK Limited's Online Ordering System

www.conveyit.co.uk
Conveyancing made simple!

For the last 18 months many clients have successfully utilised ConveyIT, our proficient online ordering system. ConveyIT is a user-friendly web based approach that allows you to order, track and receive search reports electronically. As a web based system, there is no need for any investment in electronic software, no registration and no licensing fee, thus allowing you to access your reports from any Internet connected PC.

The system is being continually developed to ensure the latest facilities are available to our clients and the service provides numerous advantages to the current postal/DX methods.

Furthermore we have now developed a HIP Module which will allow you to electronically order Home Information Packs via ConveyIT.

Please contact us if you would like any further information or a brief demonstration of our enterprising online ordering system, ConveyIT.

All of our services can now be ordered and received via our secure Internet system, ConveyIT and we ensure to provide the same specialist expertise as our customers have grown accustomed.

E-Conveyancing is the efficient and effective future for the conveyancing process

It Delivers On Time – Online



Conveyancing Insurance Products

Most practitioners are familiar with the current paper driven method of ordering a range of conveyancing related insurance policies, such as restrictive covenant or lost title deeds insurance. However, through ConveySure and our online system, ConveyIT, we can now offer a fast online alternative that provides you with instant cover. The permutations of the many policies on offer are extensive.

For an individual quote, please contact us directly for assistance.

Landmark & Groundsure Environmental Reports

Search Direct UK Limited has recently been awarded Landmark Accredited Reseller status, one of the first search companies in Wales endorsing our position as a leading reseller of environmental and planning reports.

Traditionally we have offered environmental reports from the two leading suppliers, Landmark/Homecheck and Groundsure.

We have now taken the view that from the 1st August 2007 we will only be supplying the Landmark/Homecheck products. We shall replace any Groundsure Residential Orders from existing customers to Homecheck Residential Reports.

Please note that Clients currently ordering Landmark/Homecheck products will not be affected by this change.



Council of Mortgage Lenders Views

The following article comprises the basic outlays of the Council of Mortgage Lenders and their published Views concerning Home Information Packs and their support for personal searches.

9 out of 10 say YES!

Around 90 major mortgage lenders have already confirmed that they will accept personal local searches following the publication of new industry guidelines for conveyancers. This includes 9 out of the top 10 lenders who alone account for nearly 75% of all mortgage lending in the UK.

Personal local searches are carried out by private search firms interrogating data held by local authorities and compiling reports. Their use has grown extensively in recent years and around 50% of all local searches are now undertaken by private search firms.

On 1 June 2007, the latest edition of the Council of Mortgage Lenders' Handbook was published setting out lenders' instructions to conveyancers in home buying transactions. One of the features of the Handbook is that it lists which lenders will accept personal searches. This increased support for personal searches follows the introduction of new industry standards for the search industry under the Search Code, which provides protection for homebuyers, sellers and mortgage lenders relying on search reports.

The Code has been introduced by the Council of Property Search Organisations (CoPSO) and compliance is independently monitored by the Property Codes Compliance Board.

The private search industry has been swift to embrace these standards with firms providing 100% of environmental searches, over 80% of personal local searches, together with major water companies, chancel repair firms and the NLIS channels already having subscribed to the Code. Commenting on this growing support for the private search industry.

CoPSO Chairman Fiona Hoyle said:

"Lenders strengthening support for the private search sector is extremely welcome and reinforces the important role searches play in the home buying process.

The Search Code introduces new industry standards for all search providers and we believe that only Code-compliant searches should be used in the home buying process, to ensure that consumers are protected. There has been much speculation in recent weeks on whether lenders will accept personal local searches included in HIPs and this sends a clear message that they will."



COUNCIL of MORTGAGE
LENDERS

The Council of Mortgage Lenders (CML) is the trade association representing the mortgage industry. Its members comprise of banks, building societies, insurance companies and other specialist residential mortgage lenders, which together represent around 98% of the UK mortgage assets. They also have associates drawn from a variety of related businesses, including lawyers, conveyancers, search companies and management consultants.

For more information, recent news and active web-links visit our website: www.sdsww.co.uk

*Search Direct UK Limited Solutions Provider for Conveyancing Professionals
www.sdsww.co.uk*