



## Moving Home Information Pack

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This is our comprehensive guide to moving house. It contains lots of useful hints and tips to make your move smoother. It contains practical guides and lists for you to use in the preparation, during and post move.

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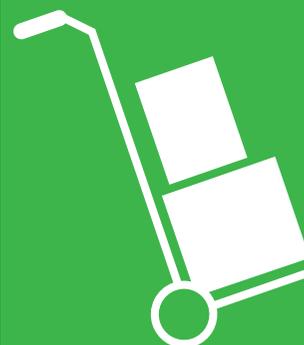
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# Map out your move

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## Moving Home Checklist

So you've found your dream new home, your offer has been accepted and you're now faced with the daunting prospect of managing the legal process, dealing with surveyors and planning the move of your entire earthly possessions all within the space of 2 months.

Little wonder that moving home is cited as one of the most stressful events in life. That's why we've put together our comprehensive **Moving House Checklist** detailing all the things you need to do from the initial planning stages to the actual day of moving to ensure that your house move is as stress free as possible.

You can print off or download our checklist and just tick off the points as you go.

### Checklist of things you need to do when moving home

#### 2 months before the move

Once you've had your offer accepted and you're planning your moving date it will be all systems go so you'll need to be super organised in order to ensure that your move goes as smoothly as possible. Now's the time to be consulting conveyancers and surveyors, as well as speaking with your mortgage company; it's a time of intense planning and organisation:

- Create a single file where you can store all important information and documents related to your move, including names, phone numbers, to do lists, quotations, notes of conversations etc.
- Start looking for a surveyor and a conveyancer to manage the legal process. Ask for recommendations from friends and family.
- Notify schools  
If you're moving out of the area it's important that you inform the school or nursery that your children attend as early as possible so that they can organise the transfer of their records to the new school. You'll also need to start thinking about new uniforms too.



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- Research utility providers and available deals  
Whilst your focus at this point is not on packing, take the time to shop around for the best deals for your energy, phone, broadband and home contents insurance.
- De-clutter  
Removal companies quote on the volume of items you need to move, so the fewer items you need to move the cheaper your house move will be.

Start to get rid of all your unwanted possessions, make a full inventory of all the items you want to keep and start grouping all non-essential items which you can start disposing of in advance of your move date. (See our separate article on De-cluttering).

- Book time off work if you need it for the move  
When booking time off work to move house, if possible it's best to try and book off the day before the move, the actual moving day itself and the day after the move. Don't underestimate the scale of the job involved – moving your entire earthly possessions is no mean feat!

Now's also a good time to start calling in the favours; come the day the more hands on deck the better, so start making those subtle hints to family and friends now!

## 6 weeks to go

The move date is looming, by now you should be speaking with removal companies, organising your packing, checking access and any required permits both for your old home and your new property. Depending upon the location you may require council permits, so it's essential that you check now.

- Organise the logistics  
One of the first things you need to do once you have a moving date is to organise the removals. The size of property you're moving from as well as the amount of possessions you need to move will determine the type of service you require.

If it's a small scale move from a flat / house share or a rented furnished property then a man and van removal service should suffice. If you're moving from a larger (3 bed+) fully furnished property then it's probably best to use a full service removal company who will come out to

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**The majority of moves are job related, making up 46% of all relocations.**



your property and undertake a pre-move survey in order to accurately establish the volume of possessions that need moving and therefore the size of vehicle required.

To compare up to 5 competitive quotes from rated moving companies fill in our quick quote form detailing the size of property and where you're moving from / to and our approved local service providers will then quote you based on the information provided.

Also take a few moments to read our article Questions For Your Removal Company this will help you decide upon the most suitable company for you.



**Top Tip:**

Whatever service you decide upon it's best to try and avoid Fridays or weekends as these are the times that removal companies are in high demand. For budget moves try and opt for an off peak time during the week.

- If your removal company hasn't already done so check with the local council regarding any required access permits. Relay the information back to your removal company as this will determine the vehicle type required as well as any additional costs with respect to permits etc.
- If you're doing the packing yourself it's time to start ordering the boxes, bubble wrap, tape and other required packaging material.



**Top Tip:**

Check with your removal company to see if you are fully covered under their insurance policy if you pack your possessions yourself.



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## 1 month and counting

By now you should be speaking with your solicitor about exchanging contracts and finalising the actual move date which you need to confirm and book with your chosen removal company. With just 4 weeks to go now's the time to really start getting things organised and packed.

- Pack non-essential items  
Hopefully by now you'll have decluttered in preparation for the move; unless you've booked a full service removal including full packing services, now's the time to start packing up non-essential items and least used rooms. For information on the best way to pack read our packing tips guide.



### Top Tip:

Don't forget outdoor items as well as those in order storage spaces such as the loft or the shed. If you're downsizing now's the time to start looking for additional storage space if required.

- Arrange the transfer of utilities  
If you've been shopping around for the best deals in anticipation of your move now's the time to make your decision. To avoid any disruption in service it's best to give your chosen utility providers at least 4 weeks' notice of your impending house move. This is also a good time to organise and update your account address details as well as any refunds that you may be due.
- Check the level of moving insurance  
Ensure that any particularly valuable possessions are fully insured for transit by the removal company. If you have valuable possessions it's important to check with the removal company to ensure that you are covered under the terms of their policy. If you decide to move your more valuable possessions yourself check that they are covered by your home contents insurance provider.



## 2 weeks before the move

By now the excitement (or more likely stress) will be kicking in. Follow these tips to keep things on track during the last 2 weeks before your move:

- Notify your home insurers of your exact moving date so that there is no disruption in your cover
- Make arrangements for your children and pets to stay with friends or relative on the move day, this will decrease your stress levels on the day. Time to start calling in those favours! You might find our moving with children and moving with cats and dogs information guides and articles helpful.
- Notify the TV Licensing Company ([www.tvlicensing.co.uk](http://www.tvlicensing.co.uk)) – failure to do so could lead to a fine of up to £1000.
- If not provided by your removal company, start booking the additional services required such as a gas safe plumber to disconnect any appliances, furniture dismantlers, cleaning services etc.
- Start to gradually empty your fridge and freezer – plan your meals around the contents to avoid wastage. You will not be able to move a fridge or freezer that is full of food. Freezers can take up to 48 hours to defrost and can produce a large amount of liquid. Clean and dry them out thoroughly before the move to prevent odours.

## 1 week to go

This is the time to be confirming all the important details with your chosen removal company, as well as your estate agent, solicitor and mortgage provider. It's also a time for compiling a list of all the people you need to notify of your move.

- Confirm dates and times with the removal company as well as any other external service providers, such as plumbers and cleaners; exchange emergency contact numbers just in case.
- Check with the estate agent what time they expect the keys to your new property to be available.



- Arrange for your post to be redirected to your new address. It takes up to 5 days for Royal Mail to redirect your post to any UK or overseas address. The redirection can last from 3 months, up to 12 months and can be applied for up to 3 months prior to your moving date. This service can be booked online at [www.royalmail.com/personal/receiving-mail/redirection](http://www.royalmail.com/personal/receiving-mail/redirection)
- Settle all outstanding bills. If you have a regular delivery service such as milk or a newspaper that is not going to continue at your new property, ensure this is settled before you leave.
- Not everybody leaves blinds and curtains, so if you are taking yours with you, now is the time to start taking them down and cleaning them.
- Highlight any items that are staying at the property by using a sign or sticker as this will help the removal company and reduce questions for you on moving day.
- Unless you've booked a full service move start dismantling bed frames in preparation for moving. If you have similar beds in every room it is useful to tape all the parts together or colour-code them so the pieces don't get mixed up.
- If you have access to your new property hire in professional cleaners to give your new property a thorough clean before you move in. The last thing you want to do is to attempt a spring clean on your moving day.

### Day before the move

- Start preparing your 'Last in, first out' box of essentials. This should include all essential documents and contact numbers, a mini tool kit, first aid supplies, as well as a kettle and cups!
- Arrange for your gas safe plumber to disconnect all gas appliances that you plan to take with you and arrange for them to be reconnected in your new property.
- Gather up all the keys to your property including window locks, garage, shed and other outdoor storage area keys.
- Compile all documentation relating to your old property: local services such as refuse collection, warranties and instruction manuals etc.



- Fully charge your mobile phone as you will need it on moving day to stay in contact with everyone involved in the move.
- Call friends and relatives to make sure they haven't forgotten those favours you're calling in!

## Moving day

Tensions can run high on moving day so it's important that you're as organised as can be.

- Complete your 'Last in, first out' box - see our separate article 'Last in, first out' with suggestions of what items you may want to include.
- Pack up the last few essential items such as beds and the kettle! Moving is tiring work so make sure you know where your bed linen and towels are so they can be easily found on the first night. Then go and pick up the keys to your new property.
- Make sure the legal completion of your transaction has taken place before allowing the new owners access to your old property. Be conscious on the timeline there are often hitches, leave your old house keys with the estate agent to avoid hanging around waiting.
- Take meter readings at your old and new property, this will ensure you pay the correct bills.



### Top Tip:

Take pictures on your mobile phone at both your old and new property to ensure you're not overcharged.

- Prepare for the arrival of your removal company; depending on the logistics of your move you may also want to give them a key to your new property. This will allow them to start unloading if you get held up along the way.
- Check all windows and doors are locked when you leave the property and make sure all the taps and lights are switched off.





**Top Tip:**

Take pictures of your own property as well as anything you are unhappy with at your new home in case you end up in a dispute at a later date.

- Check that all rooms are undamaged and as you would expect to find them.

**In your new home:**

- First things first: Unpack the last in, first out box, put the kettle on and take a deep breath. There's still work to be done, but for now it's time for a well-deserved break!



# Know the costs

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## The cost of moving house

The cost of moving house can spiral quickly and you need to keep an eye on your budget. Below we have a guide detailing the costs incurred when moving house. Make sure you have funds allocated for each of these.

**Stamp duty** - This is a government tax paid on homes costing £125,001 or more. The rate starts at 2% of the purchase price for a property valued between £125,001 - £250,000, 5% of the purchase price for a property valued between £250,001 - £925,000, 10% of the purchase price for a property valued between £925,001 and £1.5 million and 12% of the purchase price for a property valued over £1.5 million.

**Valuation fee / Survey fees** - Your mortgage lender will assess the value of the property you intend to purchase to establish how much they are prepared to lend you. The cost can be £150 - £1,500 based on the property's value. Some lenders may not charge you for this, depending on the type of mortgage product you select. This assessment is vital so that you understand any issues with the property before you buy. Paying for a good survey could save you money on repairs further down the line.

**Legal fees** - You will need a solicitor or licensed conveyancer to carry out all the legal work when buying and selling your home. They will also do local searches and check whether there are any local plans or issues that you should be aware of.

Legal fees vary as each solicitor has their own fee structure but on average they charge in the region of £400 plus VAT and disbursements (searches etc).



### Top Tip:

If you are buying and selling a property, your legal fees can double as this will be two separate transactions.

**Estate Agents fees** - This is only paid by sellers and is a negotiable rate for the estate agent's

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services when marketing a property. Usually an estate agent will charge between 1% to 4% of the price of your house sale; choosing a sole agent will decrease the amount of commission you pay but may limit the exposure your property receives.

**Removal costs** - This can range from a few hundred pounds to hire a van if you want to move yourself, to several thousands of pounds if you are hiring a removal and packing company. This cost will increase the larger the house you are moving from but also the further you travel during your move.

**Energy Performance Certificate (EPC)** - These are certificates required by law as a record of a property's energy efficiency. If you are moving house, you will have to pay for an EPC and make it available to prospective buyers or tenants. The cost varies depending on the size and location of your property. These cost around £75 and are valid for 10 years.

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# Ask the removal company

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## Questions to ask your removal company

Moving house or office is a big upheaval for everyone involved and can be very stressful if you encounter issues with your removal company.



Use our comprehensive list of questions to ensure you are getting the right service from your removal firm from the outset.

### General questions to ask your removal company

- Before you move ask the removal company to come and complete a survey of your existing property to confirm the volume of your possessions. This will ensure they give you an accurate final costing. Don't be afraid to ask for a fixed price.
- How long will the move take, how many people will be working on your move? What time should you expect the crew to arrive / leave?
- Are their staff employed or contracted? Casual staff may not be as careful with your possessions.
- Ask for details of their insurance, what is covered and what is not. Check you don't need additional cover for expensive or precious items.
- Check if they are members of BAR (British Association of Removers) or are approved by Trading Standards. Check reviews, references and feedback from previous customers - additional information should also be available online. Find out how long they have been trading for.
- What is their delays policy? Some removal companies will charge extra for each hour of delay, which can often be outside your control, especially if you are waiting for confirmation from the solicitor of your property transaction.
- If they require a parking permit for your existing or new house, do they deal with this or is it something else to add to your to do list?
- What size vehicles do they use? Larger vehicles are often quicker and more economical.

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**Ask for their VOSA number. If a removal operates vehicles above a certain weight they will need to hold an operator's licence issued by the Traffic Commissioners.**





### Top Tip:

This is especially important if you are moving to or from a small or narrow road. A smaller vehicle and more trips may be your best option. If the removal firm has not conducted a house survey take pictures of any potential access issues and provide them to the removal company so they can choose the most appropriate vehicle for the job.

- Ask for full details of the company including full address and phone numbers, this will enable you to check references but also allow you to visit their location. Make sure you follow up their references.
- What is their complaints procedure?
- Do you need to pay in advance or on the day? If they ask to be paid in cash, question them. Most reputable companies will take a cheque or credit card.

### Packing Questions

- Do they provide a packing service? You may not need this but if you have other commitments it can be the quickest and most efficient way to move.
- Are boxes included? Are you limited on the amount you can use? Do boxes need to be returned? If they do, how long do you have to do this? Do they provide tape?
- Ask about specialist boxes for items such as clothes in a wardrobe or wine boxes.
- How do they protect your furniture, do they use blankets or have specialist covers?
- Do they offer storage facilities?
- Will they disconnect my cooker / washing machine / dishwasher?
- Don't forget your garage and garden. Some garden pots can be extremely heavy – make sure you inform your removals company if you plan on taking them with you.



- Flammable substances like paint, matches, gas bottles, etc may not be allowed to travel in the removals van, check if you need to move them yourself.

Price is not always everything. These people will be in your home and moving your possessions. How quickly do they respond to your phone calls or emails? Make sure you feel comfortable with the company you choose and the day should go smoothly.



**Top Tip:**

If you pack your own belongings and use a removal company registered with BAR (The British Association of Removers - [www.bar.co.uk](http://www.bar.co.uk)) your items will be covered to a maximum of £40 per item.

If a professional removal company pack your belongings you have the option to take out additional insurance to cover more valuable or sentimental items.

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# Moving is stressful

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## How to reduce the stress of moving house

Once you have found the perfect property consider using a professional packing and removal company. They come into your home, pack your possessions and transport your goods to your new location. This frees up your time for all the other things that need to be done during this busy period and is often a much quicker process than doing it yourself.



Whichever way you choose to go about your house move, stress levels will increase as moving day draws closer. We spoke to John McKenzie, who specialises in stress management, and he has offered these hints and tips on how to reduce the avoidable stress involved in moving home.

“Most of us are actually quite bad at estimating the time that tasks will take, even if we’ve done them before. Partly that’s through optimism, and partly through unconscious bias, but the result is that people don’t leave enough time and this is the major cause of stress when moving house.

The best way to help you overcome this, and reduce your stress, is to estimate the time for each task involved (for instance de-cluttering, taking belongings to recycling or charity shops, wrapping delicate items, packing boxes) rather than for ‘moving house’ as a whole. And beware of the ‘ninety-nine’ rule, which is that any task that is nearly finished will always take longer than expected to finally complete.

Having given yourself enough time, the next step in reducing your stress is to get organised. Make a note of things that you need to do as they come to you – for instance adding people



### Top Tip:

As well as making moving easier, de-cluttering is also a great exercise for reducing stress.

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**Beware of the ‘ninety-nine’ rule, which is that any task that is nearly finished will always take longer than expected to finally complete!**



and companies that you need to send your new address to as you open your post. The added benefit of writing things down is that it frees up mental space and reduces any anxiety about forgetting important tasks.

As well as making moving easier de-cluttering is also a great exercise for reducing stress. Not only are you making headway into your list of jobs, and freeing up physical and mental room, but you're also starting to prepare yourself emotionally for leaving your old home and making a new start. The importance of giving yourself the opportunity to make the emotional adjustment shouldn't be forgotten in your plans. Make time to pay any last visits to neighbours or your favourite places, so that you don't bring any unfinished business with you into your new home.

If possible get to know the new area where you will be living before your move as well. If the distance involved makes it impossible to go there then use the internet to research where you'll be able to get some shopping and something to eat the evening when you move in. It's very unlikely that even if you feel like cooking a meal in your new kitchen that you'll be unpacked enough to have everything you need. Instead pack one box with everything you need to make a drink, have a snack, and some toys for any children.

Finally remember that feeling stressed, upset or uncomfortable are all normal when packing up and moving into a new house. Don't let becoming emotional at saying good-byes, or feeling that the new house isn't quite how you pictured it, fool you into thinking that you've made a mistake or that things have gone wrong. You can't avoid stress completely when you move house, so when it does happen remember that it will pass and set yourself some small goals, about packing or making the new house your own, that will give you back a sense of control."

To find out more about how John can help you reduce stress visit [www.johnmckenziehypnotherapist.co.uk](http://www.johnmckenziehypnotherapist.co.uk).

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**Moving home is considered to be one of the top five most stressful life experiences.**



# Decluttering

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## Where to start with decluttering before you move house

Moving house is a stressful time; not least because of the financial worries and time delays, but because of all that 'stuff'! You know, the 'stuff' that you've managed to accumulate over a period of time and that can fill your current home to the point of bursting but moving into a bigger space means you don't have to get rid of anything as you'll have more space to keep it, right? Wrong! It's a big mistake that can cost you time, money, stress and effort.



We spoke to an expert, Amanda Manson of Orderly Office and Home who is a Professional Organiser and accredited member of The Association of Professional Declutterers and Organisers ([www.apdo-uk.co.uk](http://www.apdo-uk.co.uk)). Amanda helps people to simplify their lives by getting more organised, providing support and hands-on help to enable people to make changes to their office and home space so they can save time, money and become more efficient. Below are Amanda's top tips to help you declutter your life and home in advance of a move.

When you're thinking about moving house it's important to declutter, not only so that potential buyers can imagine their own things in your home, but so that the actual packing and moving part of the process is simplified. So here are my tips for helping you to declutter and organise your house room by room before you move:

### Decluttering tips for hoarders

Start as soon as you can!

- There's no time like the present and just 10 minutes a day could make for a great start on your decluttering mission!
- Little and often; don't try a whole room in one go – you'll end up exhausted and disheartened.
- Keep your goal of moving into your new home at the forefront of your mind and you will be spurred on to continue each day.

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**The simple task of locating 12 items to throw away, 12 items to donate, and 12 items to be returned to their proper home can be a fun way to quickly organize 36 things in your house!**



## Should it stay or should it go?

- Look at what you have in your home and ask yourself 'do I use it, love it or need it?' If the answer is 'no', ask yourself why you still have it. If you can't give yourself a good enough reason – get rid!
- Clothing that you haven't worn in over a year – will you ever wear it again?
- Gifts that you hate and will never use – why bring it with you?
- Furniture that will be too big in your new home – can you replace it with something smaller now?
- Time for a reality check. Consider passing things on to a relative or friend, donating to charity, selling in the local paper or on an auction site, or listing online for free collection.
- Recycle your unwanted items where possible, but if things aren't suitable for someone else, then take a trip to your local rubbish tip.

## Visible spaces

- All open surfaces and room space should be as clear as possible ready for the estate agent's photographs. Buyers can be easily put off by what appears to be a dirty, cramped or cluttered space.
- Go around your home with your 'buyers hat' on (or ask a friend or the estate agent themselves) to take a look at things from a buyer's perspective. Is your collection of treasured teapots on your kitchen shelves everyone's cup of tea (excuse the pun!)?
- Packing up and leaving only a few items on display will be far more pleasing to the eye, and will mean less packing up when you actually come to move. Don't forget the same applies to your garage, shed and loft spaces too.

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**In an average home,  
getting rid of clutter  
eliminates 40% of  
housework!**



## Hidden spaces

- 'Will they look in my cupboards?' If you've got fitted wardrobes and sleek kitchen cupboards, buyers will want to know what they can fit into them! A wardrobe stuffed full of clothes, with things strewn across the bottom of it will suggest that there is not enough storage space.
- Likewise, a kitchen cupboard bursting at the seams with cookery paraphernalia will set alarm bells ringing as buyers ask themselves 'where will I put my mixer, breadmaker, blender?' and so on. Organise and clear out your cupboards of accumulated clutter, or if you just can't help but hoard invest in some suitable home storage solutions.
- Time to pack away anything that you're not realistically going to use for a couple of months, leaving out only what you really need.
- If the juicer you bought in the January sales in 2003 is still unused, you're unlikely to ever use it in the future – time to say goodbye to it!
- Pack seasonal clothing away until the weather warms up or cools down, depending on what time of year you're sorting out.

## How to store

- Consider timescales when deciding what to keep out, what to pack away and what can go. If you've got Christmas items in your storage cupboards in the middle of March, I'd suggest boxing up and storing neatly in a loft, garage, or storage facility until you either move or they are needed – whichever comes first.
- Leave cupboard/wardrobe/kitchen space for the things you use most often – you'll find it actually makes your life much more simple!
- Even if you don't want to get rid of some things, a quick tidy-up and straightening out of coat hangers, pots and pan drawers, utility cupboards and the like, will give the appearance of an ordered, organised space.



## Stop buying more!

- If your move is only weeks away, start paring down the consumables you already have in your home, so there's less to move.
- Check your kitchen cupboards and freezer to see what meals you can make with what you already have. Discard out of date items. Plan a list of meals you can make, and amend your shopping list for only the items you really need for that week, not what you regularly buy – I once packed 8 rolls of aluminium foil for a Client's house move, as she'd continued ordering it on her online weekly shop!
- Do the same thing with your bathroom cupboards and toiletries. Don't be tempted by BOGOF deals – it's just more to move!

## Paperwork and reading material

- Sort through your paperwork piles and discard or shred anything that you really don't need – outdated bills, manuals for items you no longer have, old invitations, etc.
- Those magazines you've been meaning to read, but haven't, probably won't get read at all during this busy time, so cancel or put your subscriptions on hold until you're settled into your new space.

## Make a list

- You need to keep track of where everything is. If you've a new home in the pipeline, give each room in the new property a number, and pack up belongings, noting on each box which room they should go into.
- If you're not at that point yet, start by grouping like with like items, and pack winter clothing together, books and bedding (always spread books out across several boxes – your removal men will thank you!), pictures and ornaments, etc.

### **REMEMBER:**

Removal companies base their prices on the volume of possessions that need moving as well as the distance; the more possessions the greater the cost which is why decluttering your house and life before a move can actually save you money!

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**We wear 20% of the  
clothes we own 80% of  
the time!**



These are just some of the tips that can help you get prepared for moving home. Decluttering should be an ongoing process – before, during and after your house move. Being honest with yourself and not allowing sentiment to take over during one of the most expensive investments you might make will keep you on track to having a clear, calm and stylish home.

For more information about Amanda Manson of Orderly Office & Home, please visit

[www.orderlyofficeandhome.co.uk](http://www.orderlyofficeandhome.co.uk).

For additional information on moving home read our moving house checklist and packing tips guide, well as our [who to notify when moving house](#) article.

We would love to hear from you if you have any hints or tips that you have found particularly useful, email us on [hello@deliveryquotecompare.co.uk](mailto:hello@deliveryquotecompare.co.uk).



# House move: Perfect packing

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## House Move: Packing Tips

Starting to pack up any house prior to a move is a daunting task, but by making sure you give yourself plenty of time and using our packing tips, you will feel more organised and in control.

### Where to begin

Start by having a clear out and get rid of any unwanted items that you don't wish to take with you – the less you have to pack the better. It could be worthwhile hiring a skip at this point as you never know what you'll find lurking in sheds, garages and loft spaces!

If you'd rather donate your unwanted items to a good home then you can post them on [uk.freecycle.org](http://uk.freecycle.org) – users of the site will email you about your items and arrange to take them off your hands. Alternatively, if you would rather sell your unwanted items, try a local car boot sale or websites such as [www.ebay.co.uk](http://www.ebay.co.uk) or [www.preloved.co.uk](http://www.preloved.co.uk). See our decluttering article for further ideas.



### Getting the measurements right

Measure the spaces in your new home to make sure your furniture fits. Pay special attention to the sizes of the door frames and stairs to make sure all your furniture will fit through, or you could find your possessions are on the street all night. It's much easier to arrange storage of a few large items to move at a later date if you expect to have some issues getting them into your new property.

### General packing tips

- Before you start packing, get together all the bits that you will need including boxes, tape, scissors, labels, pens and pads (for lists and records). Put all of these items in one box then every time to have the opportunity to pack a box you know where to find all the things you'll need.
- Start to collect packing boxes and material as soon as you can – ask friends or family if they have any spare or buy them online or from storage unit companies. It's highly likely you'll

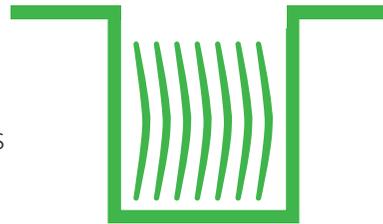
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need more than you first thought, so make sure you over order. Keep around 10 large boxes aside for all those last minute essentials that you'll have to pack on the day of your move such as bedding, towels and toiletries. See our 'Last In, First Out' article.

- Use smaller boxes for ease of lifting. Place a few heavy items at the bottom of the box and then fill with lighter items. Make sure you are comfortable lifting the box, the last thing you want to happen is to strain or hurt yourself on moving day. A great alternative for heavy items is to use a suitcase on wheels.
- Pack your boxes by room and label them. Place an inventory in each box and keep a copy yourself. If any boxes get lost in transit you will need this to make a claim.
- Bubble wrap delicate items - socks and other small material items also make good extra padding.
- Pack plates vertically – they are less likely to break this way.
- Ensure all boxes can be sealed securely. Any boxes with bulges in the top or bottom will not be able to be stacked and may damage the content. All boxes should be packed to the top. Half filled boxes may weaken once stacked.
- Small items should be placed in smaller boxes and then into larger boxes so that items don't go missing or get tangled up.
- Ensure all sharp items are packed with plenty of padding and will not puncture the box. This could damage other items or even people when being moved.
- Do not use standard rubbish bags, they will tear very easily, use heavy duty ones or double them up. Ensure your removal company will take bags before you begin using them. Large zip bags are available from most high streets and offer a great alternative to bin bags as they are reusable and handy for storing things under beds, in lofts, garages and sheds.
- Irreplaceable items, important records and documents, or items carrying a high value should be kept with you at all times, and that includes photo albums and memory cards.



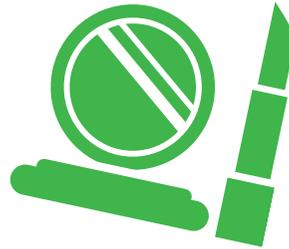
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**Pack plates vertically  
– they are less likely  
to break this way**



## Cosmetics and jewellery

- When packing powder cosmetics such as eye shadows, put a cotton wool pad inside the case, this will protect them from breaking during transit.
- Press and Seal or Cling Film is the ideal material to use when moving jewellery as they help to avoid tangling and small items going missing. Place the first item in the material and roll, then add the second and roll, continue until all items are packed.
- Ensure all liquids are in a sealable container and are watertight. When moving liquids, where possible put cling film over the opening and then screw the lid back on, or place sticky tape over lids, this will help to prevent spillages in transit.
- Pack a personal moving bag with all the clothes and items you will need for the day of the move and the following day. There's nothing worse than rooting round for your toothbrush at night after a full day of moving.



## Furniture

- Use sandwich bags for holding small parts such as screws, fixings and bolts. Secure these to the furniture frame with tape.
- Take a photo of how your electronic devices connect, this way you can make sure all the cables go back in the right places with ease.
- Ensure all tools that will be required to assemble furniture are in a separate box, clearly labelled.
- When moving your wardrobe, place a bin liner over the bottom three quarters of your clothes that are hanging up. Place another bag over the exposed clothes and place in a box or bag for transportation. This keeps them all together and makes hanging up at the other end much easier.



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## Transporting white goods

- Clean your oven before moving, any grease left on the exterior of the appliance will leave marks on anything that it touches.
- Un-plumb your washing machine and dry thoroughly, disconnect and drain the hoses. Leave the door open for a few days to ensure the drum is completely dry – there's nothing worse than getting your other boxes soggy!
- Instruct a gas safe engineer to disconnect all your gas appliances prior to removal day - this is a specialised job and removal companies will not do this for you.
- Defrost fridges and freezers and dry them out inside before your moving day. Your freezer will need at least 48 hours before your planned move to defrost and it will need to stand for 24 hours once it has moved to allow the gases to settle. In the lead up to switching them off, plan your meals around the contents so nothing goes to waste.

## One last thought

Whoever you use to move your possessions, remember to compare your quotes on [deliveryquotecompare.com](http://deliveryquotecompare.com) for reliable, cost effective removal services.

**When packing always  
start with rooms that you  
use the least.**



# Rally the troops

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## Moving with children

Moving can be disruptive for parents, but the experience can be even more traumatic for children, who may not be a part of the decision to move and might not understand it.

Children can need some time and special attention during the transition, especially if the move is due to a relationship breakdown. Depending on their age, they show their feelings in many different ways.

In our study we have highlighted some of the behaviours that may appear and the best practices for dealing with it. Try these tips to make the process less stressful for everyone.

No matter what age your child is or the reason for the move they need to know that they are loved by both parents and that the move is not due to them or their behaviour.

You will need to be proactive in creating opportunities to discuss this process with your children as it is much more beneficial for everyone involved. Try to give them as much information about the move as soon as possible. Answer questions completely and truthfully, and be receptive to both positive and negative reactions. If this is their first time moving, it could be particularly difficult because they're leaving their family home.

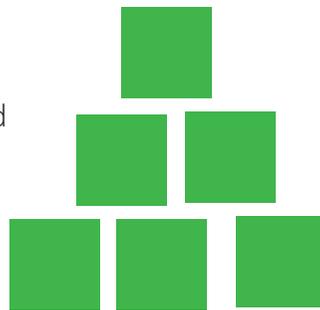
Share with them your first-move experience. Let them know you'll be depending on them to help out during the move, from packing to settling in to the new place.

Some children may not be bothered by the move at all and may be very excited by it. Other children may have a range of reactions depending largely on their age.

### Pre-school children

Young children are the easiest to move as their sense of security depends entirely on their parents and they usually feel safe provided their parents are around. Prepare young children for the move with simple explanations, you will need to repeat these often.

This is usually the first time children of this age experience the need to move house, it is something that they do not understand.



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**A two year old child is generally more active than at any other point in their life which explains why it is so exhausting running around after them!**



Explain in simple terms that you are planning to move house. Think of the positives, we are moving so we have a bigger garden, or, to a nicer area with better schools. At this age children are usually concerned about their possessions, reassure them that these will be moving to the new property with you and that nothing will be left behind.

Signs that your child is worrying about the move may include sucking their thumb, wetting the bed, starting talking in a baby voice or cling to you constantly.

There are many books available for young children which can help them to understand what happens when you move house. Spend some time reading these with your child in the lead up to the big day.

### School age children

Explaining to children at this age that you are moving house is best tackled when you start to plan the move. Get them involved in viewing properties with you. Ask their opinions of the houses you visit and make them feel that their opinion is important too.



Children of school age may change their sleeping patterns, start to have trouble concentrating or experience stomach aches or headaches.

School-age child will be concerned with whether they will like their new school and make new friends. Children spend a lot of time in school so it is important to discuss this. Leaving their friends and the familiarity of school can be very upsetting. Make sure they have plenty of time to come to terms with this and if possible we recommend that you take them to their new school more than once so they can get a feel for it and then the first day will not be so daunting.

Most of these issues can be overcome by reassuring your child and including them in the aspects of the move, tell them how you need their help with sorting through their clothes and toys, packing and settling in once the move is complete.

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Old Wives Tale:

**For every child a woman has, she will lose a tooth.**



Reassure your children that they can visit, phone or email their friends, this will help them to cope with the separation until they have settled into your new home.

We spoke to Jack Leech, Community Rugby Coach at Sale Sharks Rugby Club and he told us "Sport is very powerful in breaking down barriers and also in building new friendships. Due to the nature of rugby and its core values of Teamwork, Respect, Enjoyment, Discipline and Sportsmanship children are able to build relationships quickly. It enables interaction with new groups and also an opportunity for children to express themselves in different ways."

### Teenagers and young adults

At this age you can expect to hear exactly what your children think of the move, they will not hold back. Friendship groups are very important at this age and they may struggle to contain their emotions.



Shouting, banging doors, staying in their room for long periods of time are all signs that they are experiencing a feeling of loss. They may reject you for not giving their opinions as much value as they feel they deserve.

High schools usually offer pastoral care and qualified counsellors for your children to talk to, they may find this easier than talking to their parents.

Listen to teenagers and young adults, understand their feelings and get them involved in the moving process as much as possible.

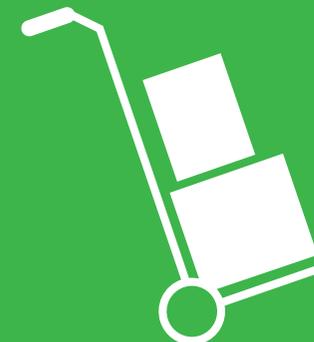
### Overview of moving house with children

Parents have a tendency to project their own thoughts and feelings onto children in difficult circumstances. They do not need to know that for example 'Someone is interfering' or in the case of a divorce that 'Someone has had an affair'. Keep all disputes away from your children. Even if you do not want to move, make sure you do not let your children know, this will only unsettle and confuse them more. Be aware that your behaviour may change, you may experience that

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**On average, a 4-year-old child asks 437 questions a day!**



you lose your temper quicker or you are over tired from all the physical preparations required for the move. Take time to talk through your feelings with a trusted friend or family member.

Networks such as Mums Net and Families Need Fathers can offer advice and support or you may feel more comfortable with a neutral party, many counsellors specialise in working with children and adults going through difficult emotions.

Listen to your children, especially about practical matters. Will they be able to join a new football club? You need to plan and give time to hear their worries, sadness, anger and concerns.



**Top Tip:**

Remember to be positive – look to all the benefits the move will have and encourage your children to talk about it.

We would like to thank Heather Mackin from Mackin Counselling and Support Service for her input into this article. [www.mackincounselling.co.uk](http://www.mackincounselling.co.uk)

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# Packing up your pets

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## Moving with pets

Moving house with pets can be especially stressful for both the owner and the pet. Both cats and dogs are territorial animals and become attached to their own surroundings and as such need some extra care and attention when you move home. Animals also pick up on human tensions; if you feel overwhelmed then your pet will too.

Before you move there are a few simple things you can put in place to ensure your pet is comfortable. Consider getting your dog groomed the week before moving home, this will give you time, once you have moved, to get to know your new area before needing this service again.

- Make sure you have an updated identity tag for your pet ready for your moving day; this will increase the chance of them being returned safely if they escape or get lost. Include your name, new address and contact telephone numbers.
- If your pet is getting distressed with you packing and moving furniture, keep them out of the room where you are working. Make sure you leave their bed, favourite toy, food and drink to the last moment so they are comforted by familiar items.
- Animals are often disturbed by strangers, and will benefit from staying with a familiar friend or relative on moving day and maybe a few days after the move so you can sort out the house and boxes without unsettling them. If you are travelling a long distance you may want to consider a sedative, but remember that dogs and cats can also suffer from travel sickness.

## Transporting your pet

If you are driving and taking your pets with you, plan your route and include enough time for stops. Make sure your pet carrier is fully functional; allowing your pet to roam freely in the car is dangerous. You will need to take water and a drinking vessel for your pet. Never leave your pet unattended in a vehicle.

We spoke to vet Charlie Forman from Shires Veterinary Practice ([www.shiresvets.com](http://www.shiresvets.com)) and he highlighted "The stress of transport (due to restriction in crate / travel box / car boot / motion for



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**Leave it at least two weeks before washing your pets bedding as this will have a familiar smell to it!**



a period of time) can cause some animals to additionally experience motion or travel sickness, making them, drool / feel nauseous or vomit.

Pets that show early signs of stress in the home environment (strangers, changes in house or routine) should be identified and the transportation process should be planned carefully. If longer distances are being travelled then plan in advance. Try to get your pet used to being in the car by taking them on short journeys. Also get cats used to being in a travel box, make this a positive experience for them by feeding them in their box for few weeks before the move so they associate it with being a good place.

If moving dogs and cats abroad then seek advice on the size of crates required from the transport company and ensure your pets have the opportunity to acclimatise to box well in advance of travel.”



### Settling pets into their new home

Once you have moved, leave it at least two weeks before washing your pets bedding as this will have a familiar smell to it.

Change the address on your pets chip, inform your vets and change the address on your pet insurance. If moving out of area, ask your existing vet if they can recommend one near your new home. Make sure you get a copy of your existing vet records to take with you.

Pets will need some time to settle into their new surroundings, make sure they know where their bed is and where they can find food and water. Make sure your garden is secure and check the fencing for any gaps.

### Top tips for moving house with cats

- It is recommended to keep cats inside for several weeks before letting them out. When the time is right withhold food for approximately 12 hours, this way you can call them back with food if they start to stray.
- It is not unusual for a cat to rub against furniture to mark it with their scent. You may want to rub your cat's face with a cloth and then wipe this on doorframes at their level; it will reinforce their bond with the property.

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Old Wives Tale:

**At midnight on Christmas Eve , all animals can talk for a minute.**



- An old wives tale to stop cats straying is to put butter on their paws; supposedly while the cat is licking it off it will become familiar with its new surroundings.

### Top tips for moving with dogs

- Stay with them initially, get them settled and make sure they know where their bed, water and food are. Avoid overly fussing as unfortunately this tends to reinforce the negative behaviour.
- Establish routines quickly, waking, feeding, walking and bed time. Do not change their food as this can cause them to become unsettled.
- Introduce your dog to your new neighbourhood slowly. Start with short walks and gradually make them longer.

### Top tips for rabbits / guinea-pigs

- These animals are not often used to car journeys etc. Keep them in the groups that they currently live with for transportation.
- Encourage a quiet environment, tuck them out the way, ensure no change in type / brand of food / hay and monitor them for reduced appetite.
- Gut stasis is a relatively common effect of any stress / illness in these species so keep an eye out for reduced / cessation of passage of faeces (any concerns seek advice from your vet immediately).



#### Top Tip:

Medication is available for stressed pets. There are pheromone diffusers for cats and dogs and oral supplements which can be sourced from your vet and used to help reduce stress before, during and after moving home. Your vet can advise you on such products. They need up to 2 weeks before maximum benefit so need to be started in advance of the actual move.

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**A dog's nose has 14 times  
as many scent cells than  
a human's.**



# Change of address

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## Change of Address Checklist

Moving house? As well as being one of the most exciting things you can do, it is also a very busy period for everyone involved. Take advantage of our comprehensive Change of Address checklist in order to make sure that you notify everyone who needs to know about your change of address. You can print off our simple checklist and just tick them off as you go.

We have split the list into logical sections to help get you started.

<b>UTILITIES</b> (tick when complete)	
Gas	
Electricity	
Water	
Telephone	
Broadband	
Mobile phone	
Digital TV	
<b>PROFESSIONAL</b>	
Employer	
Inland revenue	
National insurance	
Schools / Colleges / Universities	
Social security / Child benefit	
Electoral Rolls	
<b>VEHICLE</b>	
Driving licence	
Car insurance	
Recovery service	

<b>FINANCIAL</b> (tick when complete)	
Banks / Building societies	
Loyalty / Store cards	
Pension	
Stocks / Shares	
TV Licensing	
Council Tax	
Rental / Hire Agreements	
Standing orders / Direct Debits	
<b>MEDICAL</b>	
Dentist	
Doctor	
Optician	
Vet	
Health insurance	
<b>OTHER</b>	
Sports / Social clubs	
Royal Mail	
Home delivery services	
Library	
Family / Friends	

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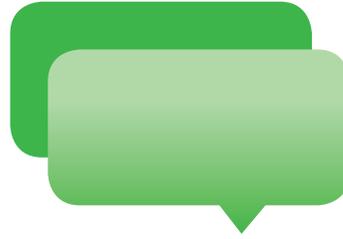
# Quiz the seller

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## Questions to ask the house seller

The big day is here and you are about to move into your new home, but there are still a few things you need to know before you move in. The last thing you want is that the water pipe bursts and you have to search all over the house to find the stop cock. The week before you move, ask the sellers to answer the following questions and to leave a list of any tradesmen or suppliers they have used.



Here are our top questions to ask the seller, we hope you find them useful.

- Have they given you all of the keys?  
As well as your front door keys, remember to ask for window, garage, back door, shed and lockable cupboard keys.



### Top Tip:

Consider changing the locks as you never know who the previous owners have given a key too!

- When did they last get their gas boiler / heating system serviced?
- If there is an alarm in the property, what is the code and how does the system work?
- Do they have guarantees for any building and maintenance work that has been carried out?
- Where is the main stop cock?
- Where are the gas and electricity meters?
- What day are the bins collected?
- Do they have any leftover tins of paint that match the colours on the walls?

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**The most common day for people to move house is on a Friday.**

**This means that Fridays tend to get booked up first with removal companies.**



- Are there any instruction manuals for the appliances?
- How does the heating and hot water system work?



**Top Tip:**

Consider getting the boiler serviced, especially if it is gas. This will ensure it is safe to run and you won't have any issues when the cold weather comes.

- Who supplies the utilities, phone, etc?
- Where is the thermostat?

Make sure you take their new contact details so you can forward any post or phone calls.

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# Last in, first out



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## Last In, First Out Box

It doesn't matter if you are moving a few hundred yards or halfway around the world, your moving day will be busy. You will have lots to do and you need to be organised.

The day itself can end up being mucky and exhausting, so to help you along the way we've prepared a checklist of what you should include in your Last In, First Out Box.

Your box (or boxes in some cases) should be filled with items that will make the whole process of moving easier. Our list of essential items will ensure that you don't have to get stressed about things such as finding the missing kettle or toilet roll during the first few hours in your new home.

### General

Place keys, money and phone chargers together into a small box as these will be needed throughout the day.

Scissors / Pens / Paper

Matches / lighter

Basic DIY tools / Torch

Refreshments - Moving furniture and heavy items can be exhausting, make sure you have refreshments to hand. Depending on your preference you may need the following:

Kettle / Tea / Coffee / Milk - UHT / Mugs / Sugar

Snacks that give you lots of energy

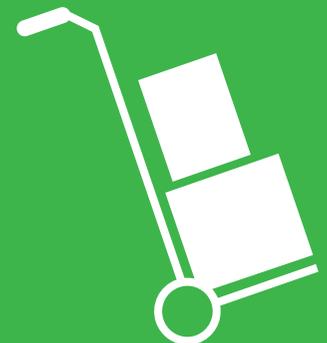
Basic crockery and cutlery

Cork screw, wine glasses and of course a bottle!

Washing up liquid

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Tea towels and cloths / Cleaning products

Toiletries - Moving house can be dirty work and at the end of the day you will be grateful to wash away all the dust and muck and also need other essential toiletries. You may need the following:

Wet wipes

Towels

Soap and shampoo

Toothpaste and toothbrush

Toilet paper

First aid kit

You will also need pillows, duvets and basic bedding to hand by the end of the first day to make sure you have a good night's sleep. Consider if you need something to cover your windows too – a sheet and a few tacks can be effective as a short-term solution.

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**In the UK research shows that on average, people will move home a total of eight times during their life!**



# Know your new home inside and out

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## Moving into a brand new home

Moving into a newly built property should be easy, there's no buying chain and you can often get a great deal to include carpets and even furnishing. But what should you look out for?

NHBC is the UK's leading standard-setting body and provider of warranty and insurance for new homes. You should receive your NHBC insurance certificate and Buildmark document from your legal advisor within a few weeks of your move. If you are the first owner of a new home your legal advisor must accept the Buildmark offer on your behalf on completion of your purchase. If you do not receive this from your legal advisor within 4 weeks of moving, contact the NHBC immediately. [www.nhbc.co.uk](http://www.nhbc.co.uk)

Once you have the keys you need to be sure that your property is in the condition that you would expect to find it in.

### Inspecting a property

- You should personally inspect all aspects of your property before you move in. Check the brickwork, it should be clean and free from major chips and mortar splashes. The mortar should be evenly finished and of a consistent colour.
- Ensure all of the external paintwork has a top coat and that it has a satisfactory finish. Check the window sills have been finished off, including the exposed undersides of the sills.
- Are the downpipes and guttering secure? Check for any visible leaks or blockages from leaves or other debris? All manhole covers should be level with the surrounding surface. Check that the garage doors open and shut properly.
- All drives and pathways should be complete and have even surfaces. Where specified has the landscaping of the garden been completed? Are all of the boundary walls complete and fences secure? If gates have been fitted are they in good working order?
- Check the roof for loose or cracked tiles.
- Make a snagging list for the builder and agree a timescale for the items to be completed.
- And finally, make sure that all of the builders' rubbish and debris has been removed – you don't want to make any unnecessary trips to the local tip!

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Old Wives Tale:

**Thursday is thought of the luckiest day of the week when you can move into your new house.**

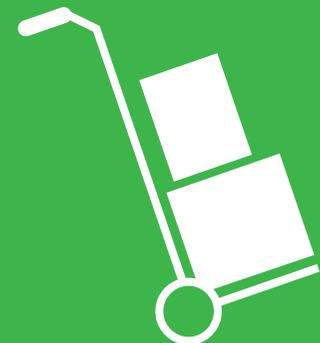


If you have an NHBC warranty, re-inspect your house every six-months during the first two years and notify your developer in writing of any faults you discover. The developer is obliged to fix them, if they don't the NHBC will. However, faults caused by normal shrinkage and drying out are not currently covered by this warranty.

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**Taking an old broom to  
a new house will cause  
bad luck, always buy a  
new one!**

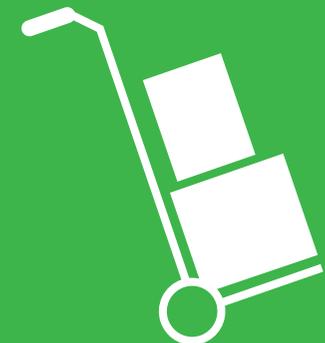


## Glossary

<b>Advance</b>	The sum of money you borrow from your mortgage lender.
<b>APR</b>	Annual Percentage Rate - Shown as a percentage, this is the total charge for the money lent to you for the loan. It includes fees and interest.
<b>Bank of England Base Rate</b>	The Bank of England sets a rate of interest which the high street banks use to calculate the interest rate they charge for some loans.
<b>Complete</b>	The end of the process of buying and/or selling a property. Once you have 'completed' the transaction has ended.
<b>Conservation Area</b>	A tract of land that has been awarded protected status usually of architectural or historic interest.
<b>Conveyancing</b>	The legal process for the transferral of ownership of real property.
<b>Council Tax Band</b>	Set by local councils to cover the cost of local amenities and services.
<b>Deeds</b>	Also known to as 'Title Deeds' are legal documents showing ownership, as well as rights, obligations, or mortgages on the property.
<b>Exchange</b> (of contracts)	Both you and the seller sign the contract. You are then legally bound and cannot withdraw without financial penalties.
<b>Freehold</b>	Describes the dwelling and the land on which it stands which is owned by the possessor indefinitely.
<b>Gazumping</b>	Gazumping is when the seller, having accepted your offer, then accepts a higher offer from someone else.
<b>Ground Rent</b>	An annual fee paid to the freeholder by the leaseholder.
<b>Inventory</b>	A list of all your possessions.
<b>Land Registry</b>	The central body holding the register of title to land in England and Wales and records dealings (for example, sales and mortgages) with registered land.
<b>Leasehold</b>	A property term where one party buys the right to occupy land or a building for a specified length of time.

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<b>Licensed Conveyancer</b>	A legal professional specialising in property law.
<b>Listed</b>	A building considered to be of architectural or historic significance and therefore given special protection.
<b>New Build</b>	A property that has just been built and is usually sold by the building company.
<b>Planning Permissions</b>	Is the authorisation required in the United Kingdom in order to be allowed to build on land, extend a building, or change the use of land or buildings.
<b>Quotes</b>	Indicative prices for a service.
	provides instant quotes for removals and transportation of goods.
<b>Remortgage</b>	Repaying your mortgage by taking out an alternative mortgage.
<b>Reposessed</b>	Is a property in which a borrower has fallen behind of repayments on the mortgage. A reposessed property is usually sold at a public auction.
<b>Searches</b>	Checks by the local authority, they inform the purchaser of any potential municipal or private building work or potential issues that can affect the property.
<b>Solicitor</b>	A conveyancing solicitor handles legal documentation involved in buying or selling a property.
<b>Stamp Duty</b>	A government tax which is added to the purchase price of a property.
<b>Valuation</b>	The value of your home.
<b>Vendor</b>	The person selling the home.

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## Useful links

British Association of Removers - [www.bar.co.uk](http://www.bar.co.uk)

The Post Office - [www.postoffice.co.uk/redirection](http://www.postoffice.co.uk/redirection)

Citizens Advice - [www.citizensadvice.org.uk](http://www.citizensadvice.org.uk)

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