

**PSD**

Property  
Searches  
Direct



**PSD**LogBook



**Taking the trauma out of moving home**

**Moving home is simply too stressful!**



**Takes too long, and wastes too much money....**

# What can be done?

**Getting Legally Prepared can reduce fall-through rates by up to 25%\***

**If Sellers:**

**gathered all of the documents needed for their transaction, completed Legal Protocol forms and ID/AML procedures at the start of the transaction.**

\*In Scotland where all data is collated upfront fallthroughs average 11% whereas they are 34% in England



Why we do...  
What we do!

*We have a passion for speeding up transactions by providing innovative and unique services to all stakeholders*

**PSD**  
Property Searches Direct

SEARCH TIMESCALES 01675 620515

About Order Your ID Home Movers Estate Agents Conveyancers More

## Making Searches & Environmental Reports available to Home Movers Direct

[Buy your Search Pack Now](#)

Relax. Our Packs contain reports that are fully compliant for You, your Conveyancer and your Lender

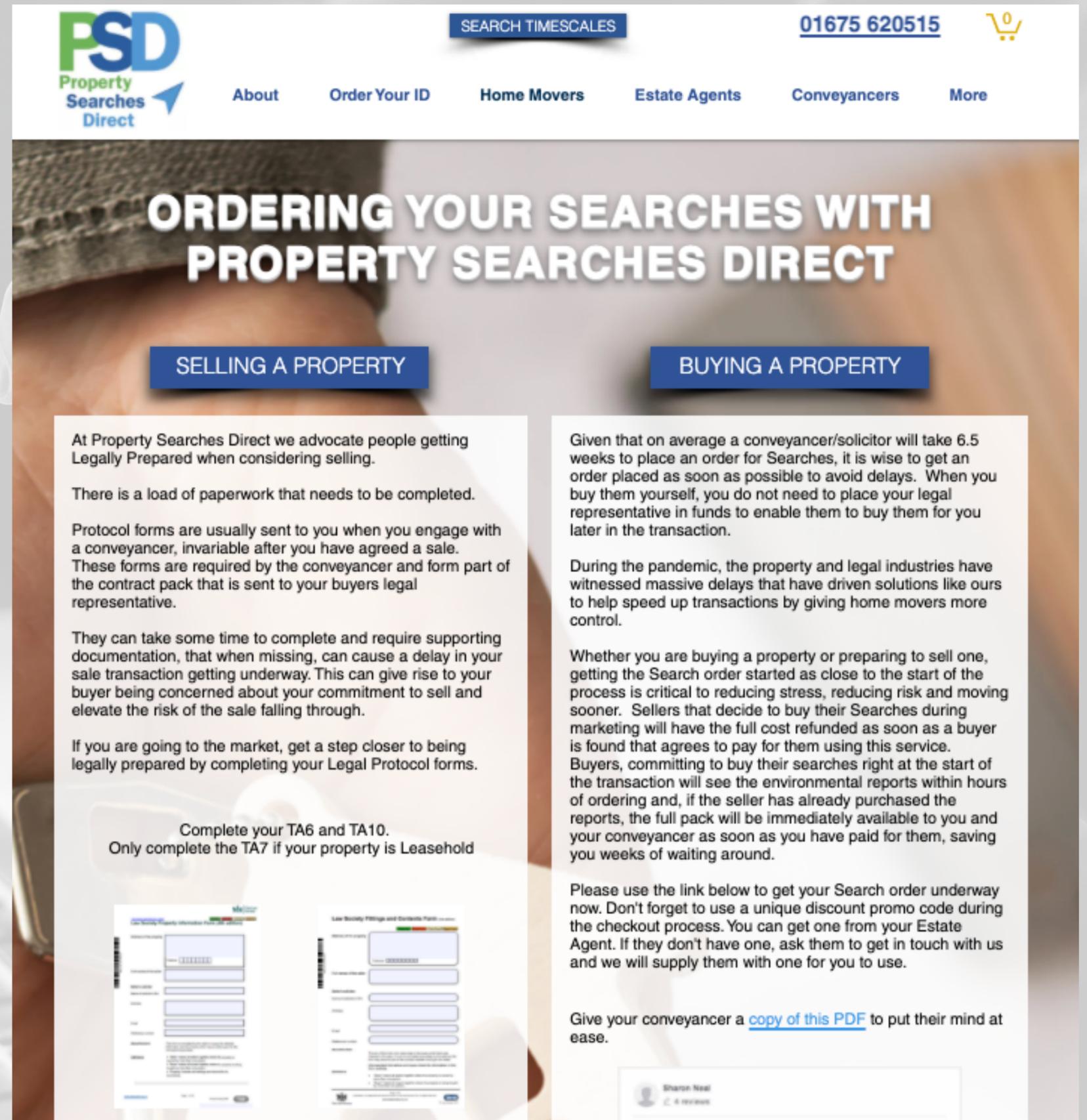
See our 72 reviews on Trustpilot

SERVICES	BENEFITS TO YOU	ABOUT US
<ul style="list-style-type: none"> <li>• <a href="#">Local Authority Searches</a></li> <li>• <a href="#">Drainage &amp; Water</a></li> <li>• <a href="#">Environmental Searches</a></li> <li>• <a href="#">Indemnity Policies</a></li> <li>• <a href="#">AML &amp; ID Checks</a></li> <li>• FREE access to <a href="#">Protocol Forms</a></li> <li>• FREE <a href="#">Hazard Checker</a> for all</li> </ul> <p><a href="#">READ MORE &gt;&gt;</a></p>	<p>Property Searches Direct provide access to Searches and Environmental Reports to deliver the data that might otherwise take weeks to reach you when ordered by a conveyancer.</p> <p>We help Sellers to <a href="#">get legally prepared</a> and pull together up front information to speed up sales transactions.</p> <p><a href="#">READ MORE &gt;&gt;</a></p>	<p>Property Searches Direct are dedicated to speeding up transaction times.</p> <p>We work closely with all Stakeholders in the Home Moving process to drive maximum efficiencies and support <a href="#">Collaborative Conveyancing Solutions (CCS)</a> driving better results for all involved.</p> <p><a href="#">READ MORE &gt;&gt;</a></p>

As featured in:

EstateAgent**TODAY** The**Negotiator**

# Guiding Homemovers every step of the way



**PSD** Property Searches Direct

SEARCH TIMESCALES 01675 620515 

About Order Your ID Home Movers Estate Agents Conveyancers More

## ORDERING YOUR SEARCHES WITH PROPERTY SEARCHES DIRECT

### SELLING A PROPERTY

At Property Searches Direct we advocate people getting Legally Prepared when considering selling.

There is a load of paperwork that needs to be completed.

Protocol forms are usually sent to you when you engage with a conveyancer, invariable after you have agreed a sale. These forms are required by the conveyancer and form part of the contract pack that is sent to your buyers legal representative.

They can take some time to complete and require supporting documentation, that when missing, can cause a delay in your sale transaction getting underway. This can give rise to your buyer being concerned about your commitment to sell and elevate the risk of the sale falling through.

If you are going to the market, get a step closer to being legally prepared by completing your Legal Protocol forms.

Complete your TA6 and TA10.  
Only complete the TA7 if your property is Leasehold



### BUYING A PROPERTY

Given that on average a conveyancer/solicitor will take 6.5 weeks to place an order for Searches, it is wise to get an order placed as soon as possible to avoid delays. When you buy them yourself, you do not need to place your legal representative in funds to enable them to buy them for you later in the transaction.

During the pandemic, the property and legal industries have witnessed massive delays that have driven solutions like ours to help speed up transactions by giving home movers more control.

Whether you are buying a property or preparing to sell one, getting the Search order started as close to the start of the process is critical to reducing stress, reducing risk and moving sooner. Sellers that decide to buy their Searches during marketing will have the full cost refunded as soon as a buyer is found that agrees to pay for them using this service. Buyers, committing to buy their searches right at the start of the transaction will see the environmental reports within hours of ordering and, if the seller has already purchased the reports, the full pack will be immediately available to you and your conveyancer as soon as you have paid for them, saving you weeks of waiting around.

Please use the link below to get your Search order underway now. Don't forget to use a unique discount promo code during the checkout process. You can get one from your Estate Agent. If they don't have one, ask them to get in touch with us and we will supply them with one for you to use.

Give your conveyancer a [copy of this PDF](#) to put their mind at ease.

Share Neil C. A review



# Unique Hazard Checker

Start having meaningful conversations with clients about what will come up in the Searches and may affect the sale of the house and cause a fall through!

The screenshot shows the PSD Property Searches Direct website. At the top left is the PSD logo with the tagline 'Property Searches Direct'. To the right of the logo is a navigation menu with links for 'About', 'Order Your ID', 'Home Movers', 'Estate Agents', 'Conveyancers', and 'More'. Further right is a 'SEARCH TIMESCALES' button, a phone number '01675 620515', and a shopping cart icon. The main heading is 'Hazard Checker' over a background image of a house. Below this, there is a text block explaining the service: 'It is simple to use, just enter a postcode and click submit.' followed by 'The results will show potential hazards based on the centre of the postcode submitted that will be investigated in the Environmental Reports contained in a Search Pack. A link to our shop will then be provided below the results so that a Pack can be purchased if required.' and 'Feel free to call us if you get stuck.' Below this is a note: 'If you are looking for the Hazards relating to a new build property and the postcode is yet to be registered please [email](#) us and our team will complete a manual search for you based on postcodes in the immediate vicinity and get back to you as soon as possible.' A row of nine icons represents various hazards: a house in water, a train, a high-speed train, a lightning bolt, a pickaxe, a flame, a calculator, a diamond, and a person with a hard hat. At the bottom, there is a form with the label 'Enter a Postcode', a text input field with the placeholder 'Postcode', and a blue 'Submit' button. Below the form is a warning icon and the text 'Property Searches Direct Hazard Checker'.



Property Searches Direct

# A simple online shop

Self serve products from Environmental reports to bespoke packs satisfying individual requirements



SEARCH TIMESCALES

01675 620515



About

Order Your ID

Home Movers

Estate Agents

Conveyancers

More

## SHOP

Property Searches Direct would always advise using the [Hazard Checker Service](#) first to identify the most appropriate Environmental Products to buy if not purchasing one of our packs. We offer Search Packs that bundle up the most appropriate products at a reduced cost to save you money.

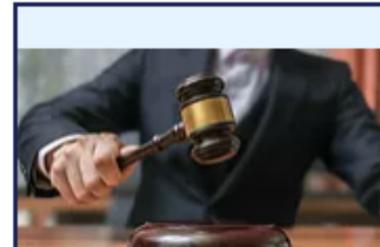


### Filter by

Collection

- All
- Search Packs
- Environmental Reporting
- Individual Products
- Financial Reports
- Bespoke Packs as requested

Clear filters x



Express (Auction) Pack

£149.00



Residential Search Pack

£281.00



Commercial Pack (Small Premises)

£285.00



New Build Search Pack



# Your weekly update for Search turnaround times for every Local Authority

[Subscribe Here](#)



## Know your Search Turnaround Timescales.

Remember that Home Buyers can buy Searches Direct so as to avoid the 6-8 week delay (on average) when the order is placed by the Conveyancer.

Each week we shall circulate an updated copy of the timescales experienced at Local Authorities across England and Wales. Why? Because every transaction has a timescale to hit and knowledge is key to setting sensible deadlines.

The list is broken down by Regulated (reliant on personal search agents) and Council Sourced Searches (reliant on Council staffing resources). We provide access to and the delivery of both, but, our Search Packs contain Regulated Local Searches as standard as they are the preferred product for the majority of conveyancers and lenders due to a single national price point and consistent user friendly layout.

Anyone can **request a quote for a Council Sourced Search to be included in a pack where that may be the quickest option**. We will get a quote out by email within 10 minutes and a bespoke pack available in our shop within 15mins of acceptance.

We run this mailing list each Tuesday but do run a late week edition for anyone who joined after that run or if the data changed significantly. Timescales change every day but these figures are the latest statistics.

24/08/2021

Council	Council Turnaround (Working Days)	Regulated Turnaround (Working Days)	Difference (+/- Days)	Calendar Days Local Authority Turnaround	Calendar Days Regulated Turnaround
Adur District Council	13	17	-4	18	24
Allerdale Borough Council	16	10	6	22	14
Amber Valley Borough Council	26	25	1	36	35
Arun District Council	2	10	-8	3	14
Ashfield District Council	14	7	7	20	10
Ashford Borough Council	11	12	-1	15	17
Babergh District Council	11	13	-2	15	18
Barnsley Metropolitan Borough Council	21	7	14	29	10
Barrow in Furness Borough Council	21	20	1	29	28
Basildon District Council	11	11	0	15	15
Basingstoke & Deane Borough Council	5	6	-1	7	8
Bassetlaw District Council	13	5	8	18	7



# We design, build & host bespoke microsites for Agents



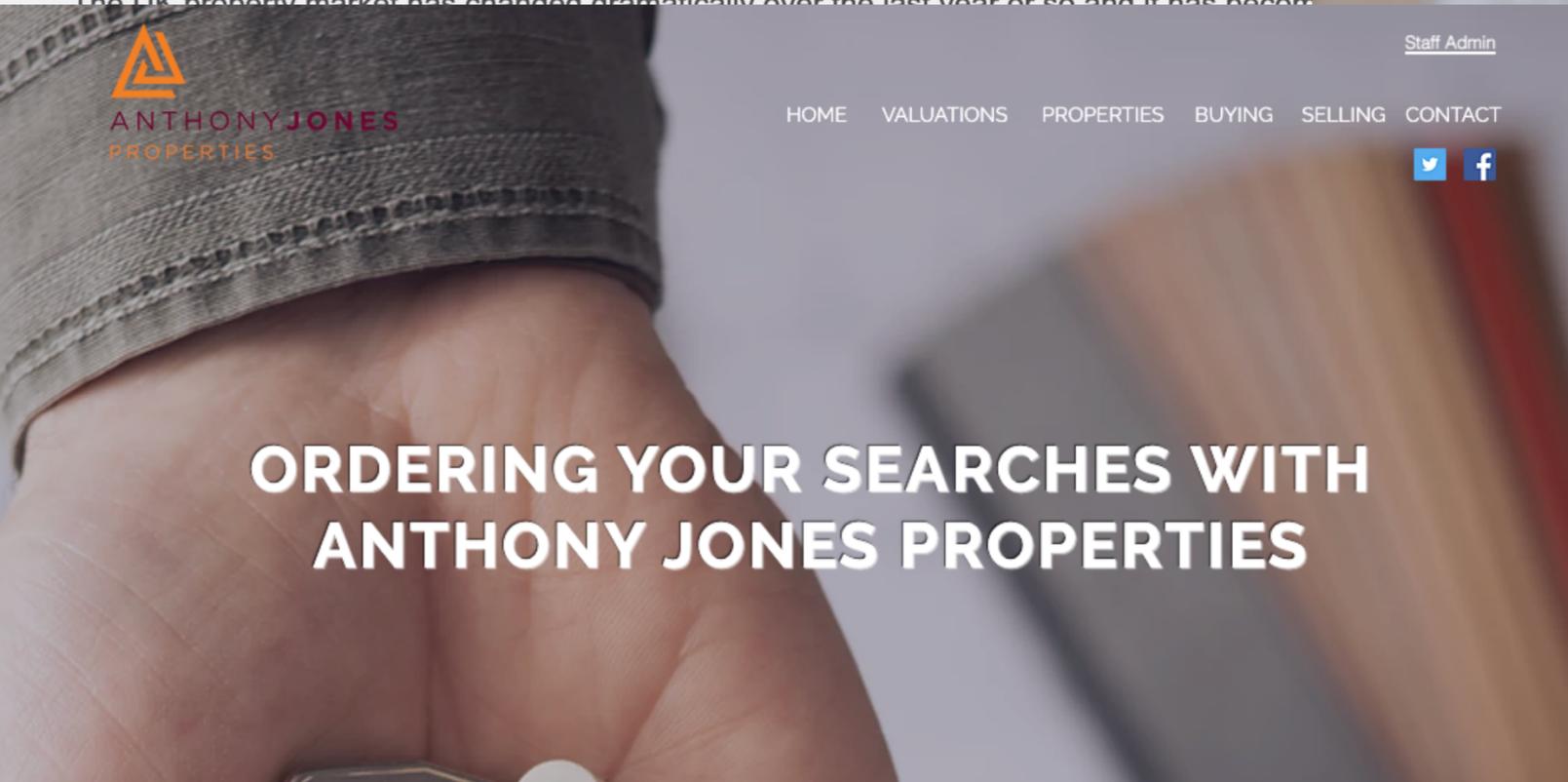
JAINIE WHITFIELD  
BESPOKE ESTATE  
AGENT - EXP



Property Search | About Us



Our useful guide to help you tick all the boxes to get you ready for moving home. There is a lot to consider when thinking of moving home so we have put together 5 steps to The UK property market has changed dramatically over the last year or so and it has become



## ORDERING YOUR SEARCHES WITH ANTHONY JONES PROPERTIES



### Congratulations

There is every chance that you are here because you have reserved a plot on one of our developments and need to get your Searches underway to avoid delays and move your purchase on as quickly as possible.

At Lamb & Co, we aim to ensure that our clients are offered as many solutions as possible to help speed up their transaction. Given that a Conveyancer / Solicitor will not be able to order you searches as soon as you can, as they need to receive full instructions, receive a contract pack, complete ID procedures and then take your funds, we have teamed up with Property Searches Direct Ltd to enable you to get your Search order underway on your new home today.

To identify the pack you need to order find your plot below and follow the link.

# Collaborative Conveyancing Solutions

*'We have no appetite to muscle in on any existing relationships that you may have, only to help provide environments where they can flourish'*



Property Searches Direct

Always with a healthy

opinion on the property market!

See our Blog



About

Order Your ID

Home Movers

Estate Agents

Conveyancers

More

SEARCH TIMESCALES

01675 620515



### Property fraud –

ing to a town near you

ect companies are all reporting criminal activity in regional local... g how London isn't always the epicentre, reports Lisa Isaacs



Prime Central London is more attractive to overseas fraudsters, while more provincial activity is more likely to be related to UK-based drugs supply and mortgage fraud.

Jerry Walters Founder



Easy targets "Why wouldn't someone laundering money not target a small High Street agency?" says Christopher Kees at CDDCheck Ltd. "It is far easier to go unchallenged through a local estate agent than a well-known agency, mainly because they often lack the knowledge, training and solid customer due diligence processes to spot a potential suspicious transaction. For instance, they may take a manual ID and utility bill but the process sometimes slips them."

...the uncles family - Janet Davies, his wife Rhonda, mother Sheila and sister Tracy - had 16 houses and other assets worth more than £8 million seized. A National Crime Agency (NCA) investigation found the portfolio was likely bought as a result of mortgage fraud and the sale of controlled drugs.

The Midlands Three Saeed brothers from Wolverhampton - Abid, Muhammad and Shabir - together with Sukhinder Kaur and Javer Singh, laundered proceeds of drug trafficking activities through a £1.7million property portfolio bought by Kaur - overall and her husband Eshwar Lohani. A settlement agreement saw the portfolio seized by the NCA.

are posing as homeowners to try and sell people's properties, as well as the mystery buyer approach where they are in a hurry to purchase and want everything done yesterday! says Thandi's Steven Taylor. Agents can help themselves by being vigilant to search. Searches which include looking for unusual transactions and transfers on bank statements; exercising caution when a buyer is reluctant to share their personal information or submits details than requests they're deleted instantly; unusual pressure being applied on an agent to move quickly; a request for over or undervalued properties; transactions based in countries flagged as high risk for money laundering; the use of multiple addresses by those behind the transaction; selling a property on equity, especially to family members or acquaintances.

There should be no expectations that agents are, or should become, experts on global identity documents



London cigar-puffing, celebrity schmooser Mansoor Mahmood has been suspended of laundering profits from drug trafficking through his property empire.



If there is a business or trust involved in a straight forward purchase of a family home, care must be taken to understand the Ultimate Beneficial Ownership.

Christopher Kees Director



Additionally, if there is a business or trust involved in a straight forward purchase of a family home, care must be taken to understand the Ultimate Beneficial Ownership to gain a complete picture of the transaction, especially if any warning signs are present," adds Steven. Simon at Landmark also says regional agents need to scrutinise how the property transaction is being paid for, carefully looking for: - If the customer is a corporate body - If there is the use of private banking - If anonymity is preferred - If a consent is not physically present



Mike Stainsby Jul 30 · 2 min

## BREAKING NEWS! Organised Crime is taking place, NOT just in the Capital.

A Tongue in Cheek retort to an article seen today in the agency press about criminal activity and anti-money laundering. This is not news.

11 views 0 comments



Daniel Hamilton-Charlton Jul 22 · 4 min

## Estate Agents and breaking habits to deliver different results

Why and how should Estate Agents adopt change to keep up with market requirements

4 views 0 comments



Christina Mayer

**PSD**

Property  
Searches  
Direct



# Introducing our Property Logbook

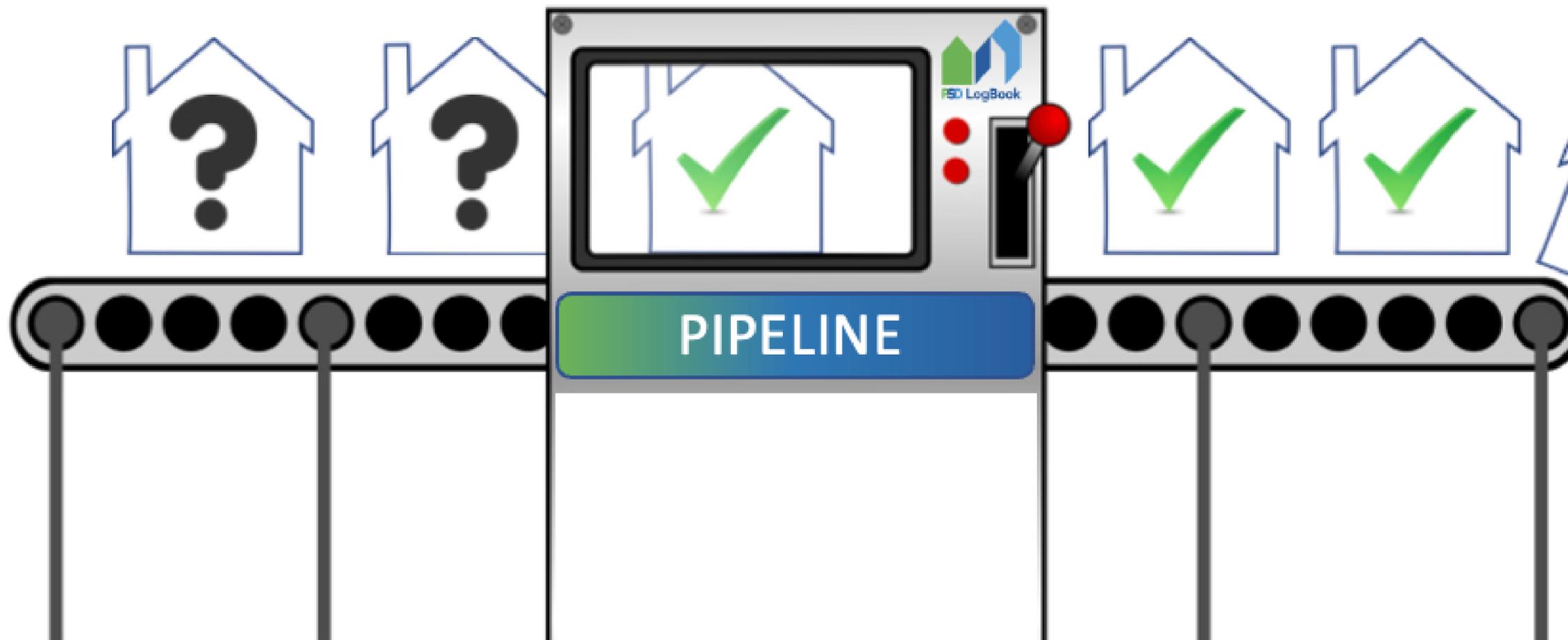


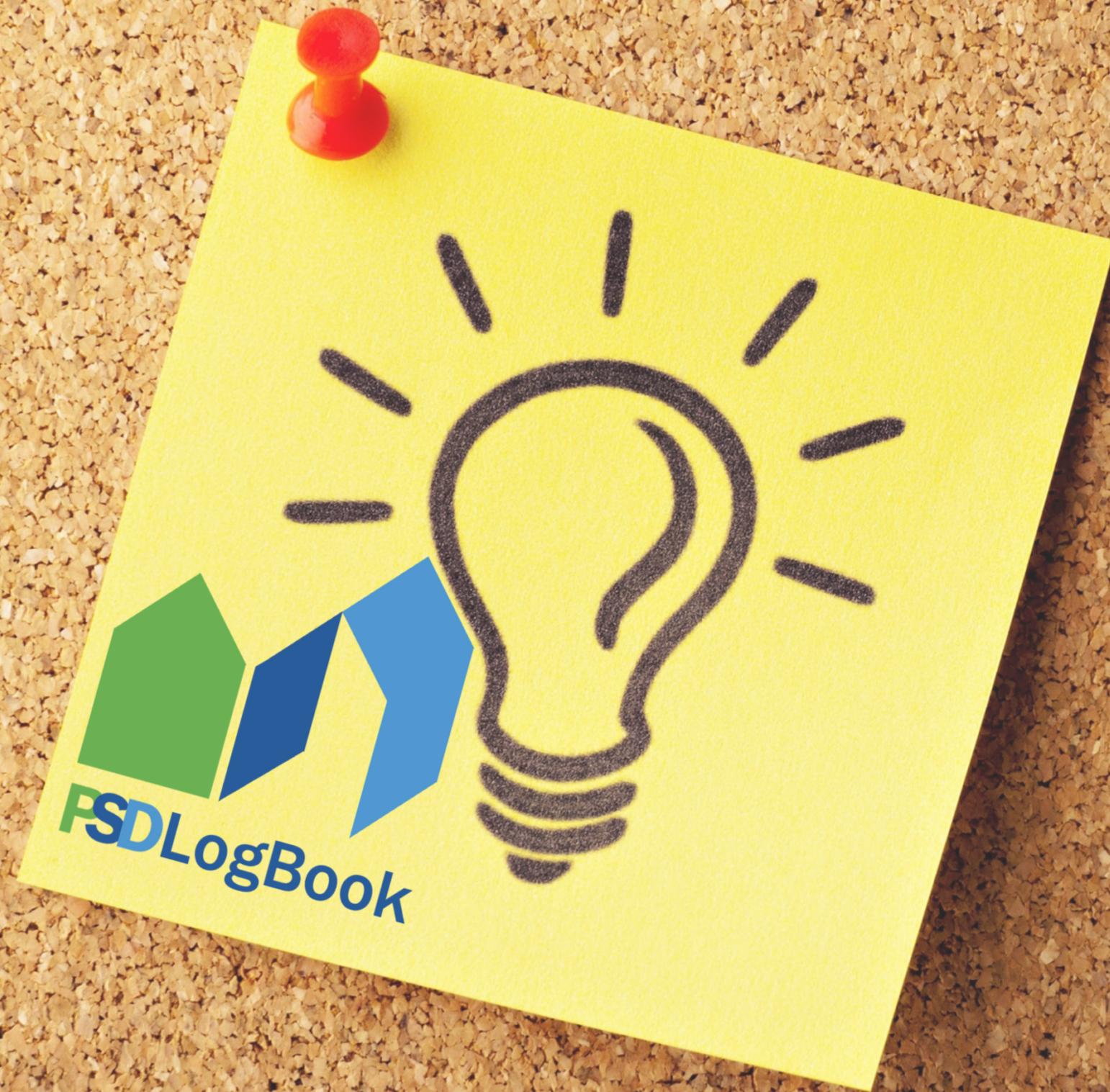
**PSD**LogBook



# You see a lot of houses

How do you keep tabs on them all?





**Logbooks create a new and ground breaking way in which to engage with Homeowners**

**Manage the properties in your postcode in a truly captivating way!**

# They Contain

- Indication of current Price
- Market Trends & analysis
- Council Tax Band
- Internet & Mobile data
- Property Details
- Equity Calculator
- Personal Data Vault
- Links to local businesses
- Your brand and your contact details
- And much more!

**And they are FREE for Homeowners to use**





# Beta Testing from September 14th 2021

We are Beta testing  
with a select  
number of agents  
and will be  
launching our  
Logbook in several  
tranches.

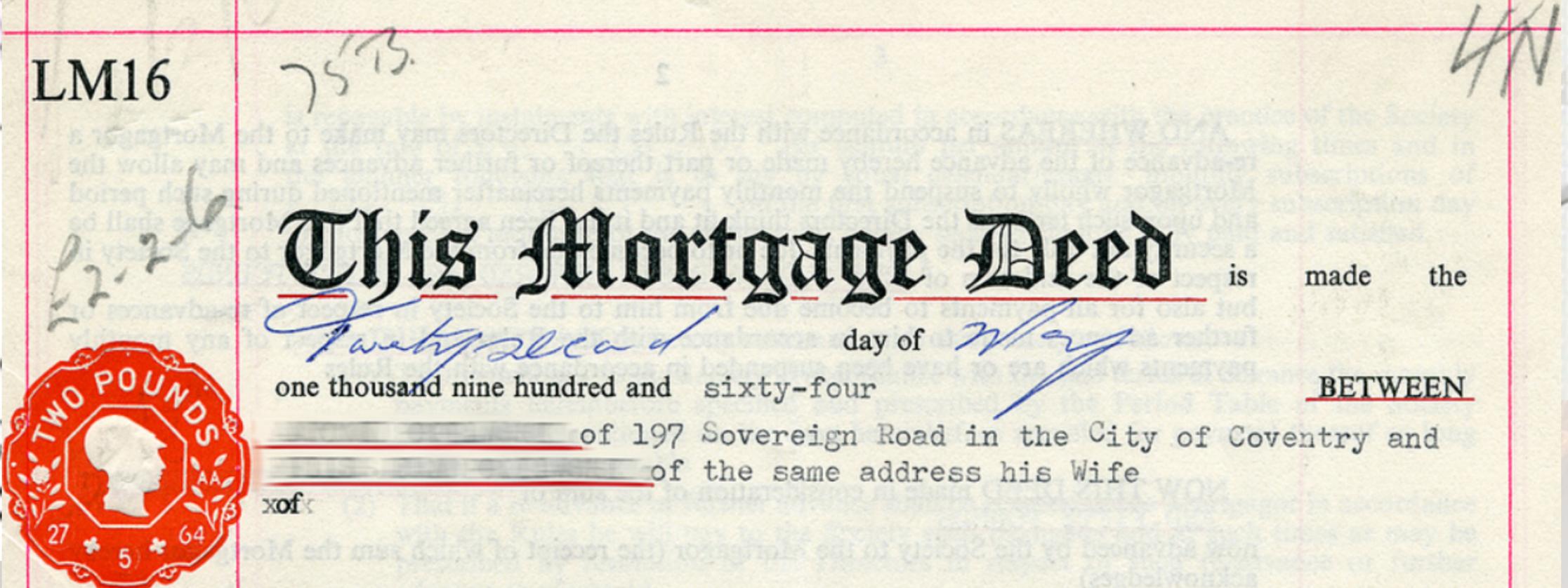
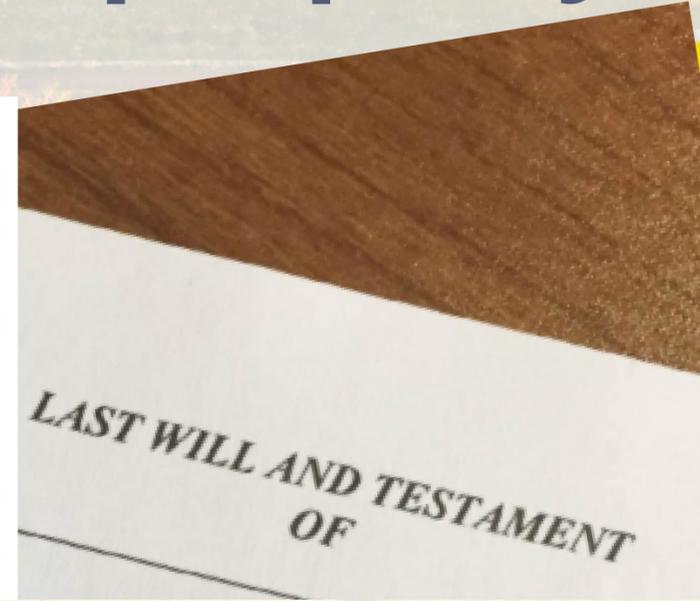




**PSD LogBook**

It's all very well finding all of those essential documents - but what do you do with them?

# A secure data vault for all things property



# 'Your' Branded Property Logbook



**PSD LogBook**

Homeowners engage with you through the logbooks and begin to get prepared for their move.

Your House Sale



**Robert Johns**  
Estate Agent

Sale Price  
**£465,000**

**42 Acacia Drive**

Little Frodsham, Surrey, RG1 1AA

4 bedrooms

2 Receptions

1 Bathroom

Detached

+

Your Negotiator

Lisa Kansell



+44 (0) 7900 123456

+44 (0) 7900 123456

@lisakansell34

lisakansell@robertjohns.co.uk

# Phase #1 Getting Legally Prepared



**PSD LogBook**

Your Vendor  
journey

Invite them to claim  
their Logbook guiding  
them through the  
'Getting Legally  
Prepared' process.

Your Brand is front &  
Centre!

Your House Sale



**Robert Johns**  
Estate Agent

Sale Price  
**£465,000**

Your Negotiator  
**Lisa Kansell**

+44 (0) 7900 123456  
+44 (0) 7900 123456  
@lisakansell34  
lisakansell@robertjohns.co.uk

**42 Acacia Drive**  
Little Frodsham, Surrey, RG1 1AA

4 bedrooms 2 Receptions 1 Bathroom

Detached

**Identity Check**  
Everyone that you engage with is going to need to know who you are. It is best practice for businesses to complete Identification and Anti Money Laundering Checks (ID/AML) so don't be surprised.

**Legal Protocol Forms**  
Make use of the time you have during marketing to complete your legal protocol forms and get legally prepared. These can be time-consuming to complete and often impact a sale transaction getting started. Without these, a contract cannot be compiled by your conveyancer. You will be required to find supporting paperwork that can be stored here in your Logbook.

**Environmental Report**  
Each home is at risk of being adversely impacted by environmental issues such as flooding, ground stability, contaminated land, radon, energy and infrastructure changes etc. We advise that all sellers obtain a comprehensive environmental report to support marketing efforts and overcome any potential points that may be present. A report can help to address a potential buyer's concerns ahead of agreeing to a sale reducing the risk of a buyer pulling out.

More Info  
Purchase complete?

Download Forms  
Upload completed forms

More Info  
Purchase complete?

# Phase #1 Getting Legally Prepared



**PSD LogBook**

**Configurable client  
onboarding  
solutions that YOU  
control**

- Preferred Conveyancer?
- Own Broker?
- BASPI or TA6/10?
- Outsource ID/AML?

## Sales Instruction Config

<input type="checkbox"/>	Baspi Form	<a href="#">Edit</a> <a href="#">Show</a>
<input type="checkbox"/>	Mortgage Advisor	<a href="#">Edit</a> <a href="#">Show</a>
<input checked="" type="checkbox"/>	Identity Check	<a href="#">Edit</a> <a href="#">Hide</a>
<input checked="" type="checkbox"/>	Legal Documents	<a href="#">Edit</a> <a href="#">Hide</a>
<input checked="" type="checkbox"/>	Environmental Report	<a href="#">Edit</a> <a href="#">Hide</a>
<input checked="" type="checkbox"/>	Solicitor	<a href="#">Edit</a> <a href="#">Hide</a>

**You decide.....**

# Phase #1 Getting Legally Prepared



**Editable text fields  
for your own  
messaging or leave  
it to us!**



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[More Info](#)

Purchase complete?



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[Download Forms](#)

[Upload completed forms](#)



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[More Info](#)

Purchase complete?

**You decide.....**



PSD LogBook

'Settled'  
'Doing-up'  
'Thinking of  
Selling'  
or 'Selling'

# Homeowners Engage with 'your' Logbook and you are kept updated of their status

twindig

Robert Johns > Peterborough Branch > Dashboard

Branch Dashboard: Peterborough Branch

- Dashboard
- Connections
- Sales Pipeline

ACCOUNT MANAGEMENT

- Branch Info
- Contacts
- Sales Instruction Config

Connections: View and manage your connections. Manage connections →

Sales Pipelines: View and manage your sales pipelines. Manage Sales Pipelines →

Prospect or Instruction?

This is your B Pipeline!

Pipeline Stage: Prospect x Filter

<b>34, Lower Town, Sampford Peverell, TIVERTON, Devon, EX16 7EG</b> Bedrooms: 3, Receptions: 3, Bathrooms: 3, Property Type: Terraced 2/4	<b>Estimated Amount: £200,000</b> <b>Pipeline Stage: Prospect</b> <a href="#">View</a>
<b>38, Balmoral Drive, GRANTHAM, Lincolnshire, NG31 8SY</b> Bedrooms: 4, Receptions: 4, Bathrooms: 3, Property Type: Detached 2/4	<b>Estimated Amount: £413,000</b> <b>Pipeline Stage: Prospect</b> <a href="#">View</a>



**PSD LogBook**

Homeowners invite  
businesses to connect  
and decide who sees  
what is in the Logbook

They clear it down when  
they move home for the  
new owners

**Your Brand remains  
front & Centre!**



**Robert Johns**

**Estate Agent**

## Connected Businesses

Manage who and what you share. Invite new connections or accept connection requests.

You have not connected to any businesses.

## Connect with other businesses

[Invite a business to connect](#)

Have you received a 5-digit connection code from a business you know?

[Accept a connection request](#)



**Design an  
eye-catching  
mailer and  
distribute it  
freely!**

## Phase #2

**Bespoke marketing piece  
with unique QR Code or hyperlink**

**Did you know?**

**Wisbech property increased by  
an average of £56,000 this year\***



**Robert Johns**  
Estate Agent

 +44 (0) 7900 123456

 +44 (0) 7900 123456

**What's your home worth?**



Homeowners taken straight to your branded logbook



**You dominate your local market with  
branded logbooks promoting a better  
way to prepare for sale.....**



**Resulting in: Quicker sales, less fall-through's, happier clients & more repeat business & revenue.**



# Get in touch with us today

**Daniel Hamilton-Charlton**

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**Mike Stainsby**

**t. 01675 624984**

**e. [mike@propertysearchesdirect.co.uk](mailto:mike@propertysearchesdirect.co.uk)**

**[www.propertysearchesdirect.co.uk](http://www.propertysearchesdirect.co.uk)**

