

Moving made manageable

Your step-by-step guide to the home-moving journey



A GUIDE FROM THE GOOD FOLK AT

Just Move In

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INTRODUCTION

Put your best foot forward

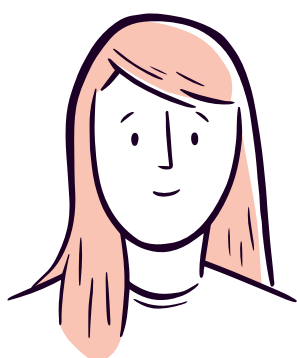
Moving home is a journey. You might not need walking boots and a pair of hiking poles to reach your destination, but you'll still need endurance, determination, and everything mapped out carefully to navigate the long road ahead.

Getting lost along the way can be stressful, not to mention costly. So this step-by-step guide will give you plenty of practical pointers to stay on track. Follow our advice and you'll dodge the common pitfalls and potholes.

Finding your way

Moving home is one of the most exciting things we ever do. It's right up there with getting married or skydiving above the Grand Canyon. But sometimes it's easy to get caught up in the emotion and forget something important like booking a removals company early enough.

Using this guide, and the checklist we've included at the end, will ensure that you never take a wrong turn. For example, you'll be amazed how many people don't realise that they need to arrange buildings insurance for their new home when they exchange. Instead they get caught up in trifling details, like where to hang their prized print of Justin Bieber or Vanilla Ice.



Many people don't realise that they need to arrange buildings insurance for their new home at the point they exchange

Get there in one piece

Stick to our suggested timeline and you'll leave your old home shipshape for its new occupants and arrive at your new pad with your insurance, broadband, utilities, mail redirects, TV licence and everything else all sorted.

So say goodbye to last minute headaches, and say hello to relaxing smugly in your new pad after a stress-free moving experience. And yes, you have our permission to mix yourself an extra large Piña Colada when it's over.

CHAPTER I

Setting off

You've found a home you love. Congrats. But that home isn't yours yet. Your home moving journey has only just begun.





Things to do immediately

A wise man once said, “You may delay, but time will not”. So get stuck in and agree a moving date and timetable right away. You’ll need to know this date before you can sort out other things.

Get stuck in

If you're **buying**

Find a solicitor

You'll already have a mortgage in place (or have funds readily available) if your offer has been accepted. The next step is therefore to find a reputable conveyancing firm.

Don't simply use the company recommended by the mortgage company. Shop around. Beware that price isn't everything, though. A poor conveyancer can take a long time, test everyone's patience, and hold up your purchase.

If in doubt, find someone reliable on the HomeOwners Alliance ['compare conveyancing quotes'](#) webpage. Each company has a rating based on real feedback by users of the site. Job done.

Set a moving date

Your next step is to confirm a moving date with your solicitor and estate agent. Then you can circle the big day on your calendar and start booking things like removal companies.

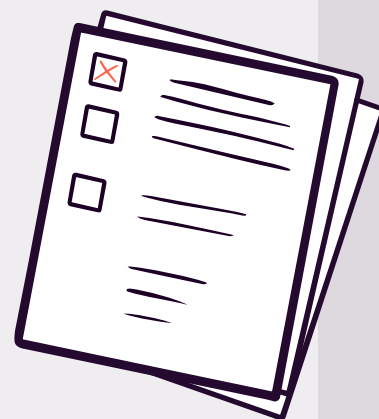
Get insured

Don't forget to have buildings insurance in place from the moment you exchange. You'll be liable for the property from this point (rather than after completion) so any damage could cost you an arm and a leg.

If you're renting

Tenant referencing

The box-ticking exercises begin right away for tenants. You'll need to go through tenant referencing, which includes providing references from previous landlords, proving your identity, and confirming your income amongst other things. It's exhausting just thinking about it.



Tell your landlord

Check the notice period on your existing tenancy asap. You're stuck with this unless there's a break clause. Give your current landlord notice and confirm a moving date with your agent once you know what's what.

Your plan should be to tie everything in so you can jump seamlessly from one pad to the next. You don't want to spend too many nights sleeping at your parents' house or crashing on a friend's sofa. This is a good time to arrange some liability insurance for your new tenancy, too.

Top tip



Get into good habits from the start by making lists of everything you need to do.

Grab a pen and put buildings / liability insurance at the top of your list now.

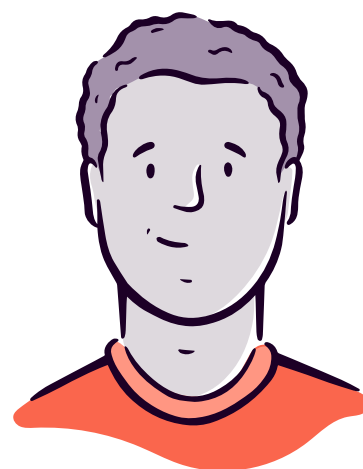
Things to do well in advance

Although your move might be weeks or even months away, it's still important to get ahead of the game. You don't want any last minute hiccups because you rested on your laurels early on.

Book a removals company

We recommend doing your research on removals straightaway. Decide whether you're going to hire a removals specialist or simply hire a van and literally do the heavy lifting yourself. The latter is a lot cheaper but also a lot harder. It's risky, too. What if you injure yourself halfway through?

Removals companies get booked up weeks in advance – especially the good ones – so don't delay. You'll also get a better deal if you book early.



Always get quotes from two or three different companies. We can find the best solution for you if you sign up for our [Home Setup Service](#).

Ask precisely what you're getting for your money. Some firms will do your packing for you – which can be an absolute godsend – whilst others will even take down your furniture and reassemble it at the other end. It pays to agree on these things up front. The last thing you want is extra charges later on.

Make sure your chosen removals specialist is a member of the National Guild of Removers and Storers. Yes, they have guilds for everything these days. You should also check their insurance details in case something valuable breaks during the move.



Speaking of valuables, you might want to transport particular heirlooms yourself. It's just safer that way. You'll also need to ask if there's anything that the removals company can't or won't take - think hazardous substances or large plants from the garden.



Did you know?

It takes removals experts approximately four hours to pack a one-bed flat, seven hours for a two-bed flat, and nine hours to pack a three-bed property. Got 4 bedrooms or more? Expect a two-day process.

Throw out unwanted

It's hard to get a removals quote until the removal company knows precisely how much you're taking with you. So think ahead. Moving is a great opportunity to do a thorough clearout.

Think of all the things you no longer use – is that fish poacher really necessary? – and all the things you don't like anymore. There's no point paying to move items you don't need.

Donating unwanted clothes, selling ornaments on eBay, dropping off old furniture at the tip, and recycling old electronic equipment is a great way to keep removal costs down.



Create an inventory

Make a list of everything you want to take with you. This inventory enables your removals specialist to quote accurately and helps you keep track of any missing items at the other end.

CHAPTER 2

Nearly there



So you've got a moving date, done a clear out, and booked a removals company. Now let's talk about next steps. But first here's a word of advice. Leave all non-essential tasks (i.e. the things that can wait) until after you've moved. The days leading up to moving day will be stressful, especially if you're not using a Home Setup Service.

*Don't forget
to label your boxes :)*

One month out..

Begin packing

It's time to start packing, people. This needs to be planned carefully so create a list of everything you'd like to take with you and make sure you have enough boxes and tape.

Pack up the rooms you use the least first – think the spare room, garage or attic. Label each box carefully so you know what's inside it. You don't want to lose track of where your essential items are.

Consider whether your new pad will have room for all your belongings. This is a big question for downsizers. You'll need to organise some storage, or purchase a Tardis, if space is tight.



Cancel subscriptions

Start thinking about your subscriptions and memberships. Many gyms require one month's notice if you're leaving. Cancellation fees can sting like your hamstrings after twenty minutes on the cross-trainer.

Now is also the time to start contacting your utility, broadband, and media providers. Tell them in advance about your move. Can you simply transfer your account to a new address? Will their service even be available in your area? If not, then you'll have to give notice.

Book engineers

You don't want to be staring at a blank screen for days when you move into your new home, so book engineers to set up your satellite TV and broadband well in advance. Arrange for an installation the day after you move in.

Redirect your mail

One month out is also a good time to organise your Royal Mail redirect. Although this can be set up within a week, it's better to do it a month in advance. Get as much as you can out of the way early because you'll have enough on your plate later on. Our Home Setup Service can lighten the load further.

Book some elbow grease

Finally, consider booking a cleaner to help you on moving day. Leaving your old home clean and tidy can be exhausting when you've got last minute packing to do. Having an extra pair of hands on tap can be a lifesaver.



One month out is a good time to start guzzling the contents of your freezer. Leave it any longer and you'll have to throw things out before you move. Wasting food is hard to swallow.

Top tip ↪

The final week

So what's on the agenda as you rapidly approach moving day?

Don't pack in the packing

Keep your packing on schedule. Turn your attention to those main rooms now. If you're running low on boxes then pick some up from your local supermarket or electrical store.

Think about the next occupants

Leave a note explaining where the new occupants of your home can find the fuse box, the gas and electricity meters, the thermostat, and the water stopcock. Write down the code for the burglar alarm as well. You should also leave out the manuals for important utilities and let them know when bin day is. Ask your estate agent if the owners of your new home will do the same for you?



Cancel subscriptions and change addresses

The final week is the right time to cancel regular deliveries like newspapers and milk. Don't forget to change your delivery address for Amazon and other online retailers either. You don't want that new kettle delivered to your old home or you'll be in hot water with your other half.

Smelly socks

Try to do your washing before moving day. Transporting a full laundry basket isn't nice. And who wants to arrive at a fresh new pad with whiffy underwear?

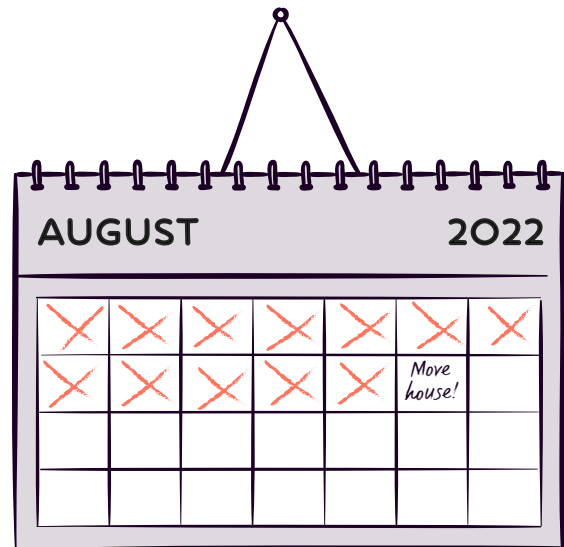


Top tip

Do yourself a favour

Make arrangements to pack off your kids and pets on moving day. It's going to be a hectic 24 hours so you won't want barking dogs fraying your nerves. Cats also have a habit of going AWOL at the worst possible time. They do it to remind you who's really in charge...

*The countdown
is almost over*



The day before

You're nearly there now. You can almost reach out and touch the keys to your new pad. However, you're not home and dry yet. There are lots of last minute preparations to make, especially if you're flying solo without a removals company or Home Setup to help out.

Pack a survival kit

Create a box full of essential items that you'll need at your new home. Think cleaning products, tea, coffee, milk, bottled water, snacks, some bread, the toaster and the kettle. You'll need sustenance on hand to see you through a busy day.

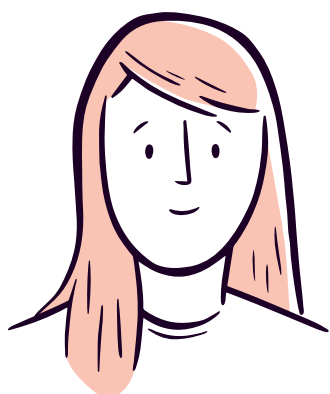
Scrub up

Prepare yourself for vacating your current home. Make sure everything is clean and remove all your rubbish. Take this down the tip rather than leaving your outside bins overflowing. The latter just ain't cricket.

Tie up loose ends

Your next job is to gather up all door keys and window keys, label them, and leave them somewhere obvious for the new occupants. Putting them alongside utility manuals and a forwarding address in the kitchen is usually a good idea.

Store all your important documents like ID, wills, insurance policies, house deeds, and marriage certificates in one file and then keep them somewhere safe but easily accessible. It's worth keeping digital copies in the cloud or on a memory stick, too.



Top tip

CHAPTER 3

Finally arrived

So this is it. Gulp. You'll certainly be nervous so it pays to have a plan in place. Here's how to get through the stresses of moving day and its aftermath.



Moving day

Before you go...



Set an alarm

Get ready for your removals company to turn up at the crack of dawn. Set aside any fragile boxes and label them clearly so there aren't any unfortunate breaks.

Pack your bags

Pack a bag for your first night in your new home: toiletries, medication, toilet roll, plates, cutlery, a towel, bed linen, and clean clothes. Don't forget your mobile phone charger – imagine trying to move with a flat battery - and keep important paperwork like your mortgage papers and passport handy.

Last minute checks

Your final act should be to turn off appliances and take meter readings. You'll need these to settle up with the gas, water, and electricity providers after you've left.

Say goodbye

Done all the above? Then it's time to say farewell. Have one last look at your old home, take it all in, and remember the good times. It's wise to have a tissue handy at this juncture.

Now walk out of the door and don't look back.

Arrival time...



Switch keys

You can't step into your new home without keys. So drop off your old set at your estate agent and then head to your seller's / landlord's estate agent to pick up your new keys. Now you're ready to roll.

Say hello

This is the moment you've been waiting for. Step inside. Hug the walls. Then check that the utilities and telephone are connected.

All good? Then relax. Don't worry about unpacking everything now. Today has been a stressful one so just unload essentials and order a takeaway. Chicken chow mein, anyone?

The next day

Now you've rested up, it's time to tuck into that arduous admin. There's a long list of tasks to get through on your first day in a new pad. You can't start thinking about house warming parties just yet.

Get on the blower

It's time to tell everyone that you've moved. Your mobile phone company will need to know about your change of address, as will your bank, credit card, loan, and pension providers.

But first of all you need to inform the authorities, starting with the local council. Tell them you've arrived and set up an account.



You should also inform your old council that you've left. You might even be due a council tax refund, especially if you live alone and haven't been claiming a single occupant discount.

Next up is contacting the DVLA, HMRC, and TV Licence people. It pays to do the latter pronto so you don't get a big fine in the post.

There's lots to remember so use the checklist at the end of this guide to tick jobs off as you go along. Alternatively, if you book our [Home Setup Service](#), we can inform all the relevant authorities for you.



Touch base with insurers and utility companies

Changing your insurance details is next on the list. Whoever insures your contents will need to know about your locks and security arrangements. Your car insurer will want to know if you've got off-street parking, a drive, or a garage. This might take a while, I'm afraid.

Contacting your new utility companies is also important. If the previous occupant hasn't left any details, use an [online tool](#) to find out the name of your energy supplier. You can discover your water and sewerage provider [here](#). Always give them a meter reading asap.

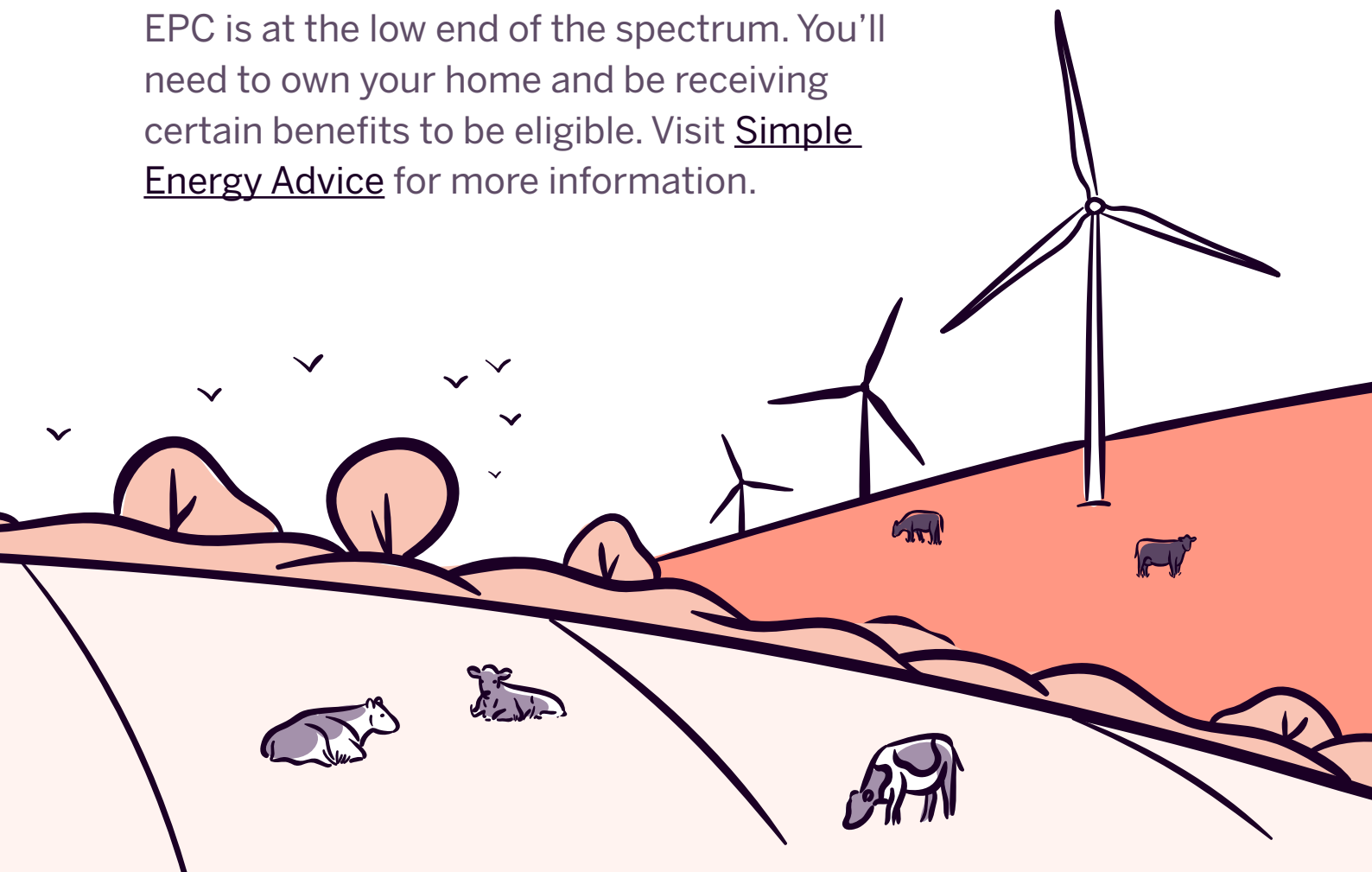
Settling in

It's easy to sit back and relax when your move is complete. However, you could lose money if you switch off...

Find a green energy deal

Energy companies automatically put customers on a high standard variable tariff (SVT) when they move into a new place; therefore, it pays to switch to a great green energy tariff as soon as you can. We do this automatically for our Home Setup customers.

Talking of energy, you might qualify for free loft or cavity wall insulation if your new home's EPC is at the low end of the spectrum. You'll need to own your home and be receiving certain benefits to be eligible. Visit [Simple Energy Advice](#) for more information.





Topping-up

If your new home has a pre-pay energy meter, contact the supplier before adding any money.

You might be paying off someone else's debt. But don't worry if the meter is really low and you desperately need to top it up. You can always get a refund later.

Find a media bundle

Research the best broadband and media deals available in your new area. Check out the download speeds as well as the price offered before you commit. Book a Home Setup if you don't have time to do this yourself.

Odd jobs

There are also a few other jobs left to do: register at a local doctors and dentists, join the electoral register, change the locks for extra peace of mind, and send out change of address cards to friends and family. Imagine them turning up at your old home only to discover that you've moved without telling them. Awkward.

Enjoy

Got through all the above? Phew. Now you can finally enjoy yourself. Explore the area, find your local pub, wander down to the nearest supermarket, and introduce yourself to the neighbours. If you've had champagne on ice then now's the time to pop that bottle open. Congrats on your new home.



Home move checklist

Below you'll find a handy list of things to do when you move. Tick things off as you go along and your move will tick along nicely, too.

Either print this out or save it to your phone as a PDF. Remember to save your changes as you go along if you choose the digital route.

Do immediately

Agree a moving date

Find conveyancing firm

Provide ID and confirm funds in place

Supply references (renting only)

Liability insurance (renting only)

Months in advance

Book removals company

Do a clear out

Create an inventory

Identify heirlooms to transport yourself

Arrange buildings insurance at point of exchange
(buying only)

One month before

Begin packing (least used rooms and attic)

Arrange any necessary storage

Cancel subscriptions and memberships

Contact current utility companies

Contact current broadband and media companies

Book engineer slot to setup media / broadband in new home

Arrange cleaner for moving day

The final week

Accelerate packing (main rooms)

Cancel newspaper and milk deliveries

Change address with Amazon and other online retailers

The final week (continued)

Leave notes, instructions, and forwarding address for next occupants

Do laundry

Arrange for kids / pets to be looked after elsewhere on moving day

The day before

Create box full of essential items

Gather up door keys and window keys

Do a thorough clean before vacating

Take waste to the tip

Organise important documents and keep handy

Charge mobile phone

Pack survival kit

Moving day

Turn off appliances

Take meter readings

Drop old keys off at your estate agent

Pick up new keys

Check utilities and telephone at new home

The next 24 hours

Inform council

Contact DVLA, HMRC, and transfer TV licence

Change address with bank, credit card / loan / pension companies

Contact mobile phone provider

Change insurance details

The next 24 hours (continued)

Identify new energy and water suppliers

The next week

Switch to green energy tariff

Find best broadband and media deal

Register at doctors

Find new optician, pharmacist, and dentist

Change address with professional bodies and charities you donate to

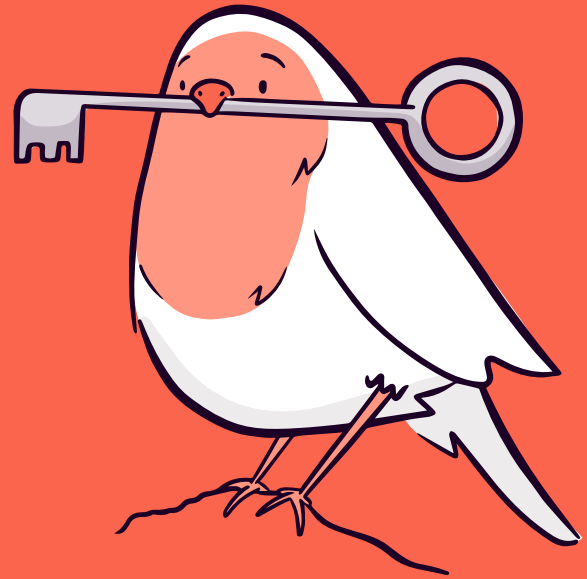
Join electoral register

Change locks

Send out change of address cards

Arrange housewarming party

Just Move In



Want a helping hand?

We hope this guide helps to make your move a little less stressful. There's a lot to remember – as you can see above – but at least you won't forget anything important now. However, if all the above still seems like a lot of effort, and you'd much rather hand over the all-consuming admin to an expert, then we can help.

Introducing our Home Setup Service

Our Home Setup takes care of all the arduous admin for you – from organising removals and informing the council to finding you the very best deals on your utilities, insurance, broadband and media packages. You'll be in the safe hands of a dedicated Move Specialist who could save you an average of 8 hours admin and up to £500.

Don't stew and stress, opt for relaxation and reassurance instead

The cost of our Home Setup Service is just £290 or completely free if you're referred by your estate agent. You can then move home without moving mountains and look forward to the experience rather than dreading it.

We'll sort the following for you

- ✓ Council tax
- ✓ Water and sewerage
- ✓ Gas and electricity
- ✓ Broadband
- ✓ TV & media
- ✓ Royal Mail redirect
- ✓ Home care
- ✓ Insurance
- ✓ Removals
- ✓ Storage
- ✓ Loans
- ✓ TV Licence
- ✓ Mobile

Get in touch

To find out more and book your Home Setup Service, [click here](#).

Just Move In

justmovein.com