
STATUTORY INSTRUMENTS

2007 No. 1667

HOUSING, ENGLAND AND WALES

The Home Information Pack (No. 2) Regulations 2007

<i>Made</i>	- - - -	<i>8th June 2007</i>
<i>Laid before Parliament</i>		<i>11th June 2007</i>
<i>Coming into force</i>		<i>2nd July 2007</i>

THE HOME INFORMATION PACK (NO. 2) REGULATIONS 2007

PART 1

1. Citation and commencement
2. Interpretation – general provisions
3. Interpretation – first point of marketing

PART 2

4. Required, authorised and excluded documents
5. The home information pack
6. Copies of a home information pack
7. Comprehension of documents

PART 3

8. Required pack documents
9. Authorised pack documents
10. Creation of interests
11. Prohibitions relating to home condition reports
12. Exclusion of advertising information

PART 4

13. Order of pack documents
14. Time at which pack documents are to be included
15. Age of pack documents when first included
16. Energy information unobtainable before or at the first point of marketing
17. Documents required within 28 days of the first point of marketing

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

18. Requests for documents under this Part
19. Delivery of documents under this Part
20. Required pack documents which are completely unobtainable

PART 5

21. Updating of required pack documents
22. Updating of predicted energy assessment
23. Updating of authorised pack documents
24. Seller's check of the home information pack

PART 6

25. Meaning of "non-residential premises"
26. Exclusion from meaning of "non-residential premises"
27. Exception for seasonal and holiday accommodation
28. Exception for mixed sales
29. Exception for dual use of a dwelling-house
30. Exception for portfolios of properties
31. Exception for unsafe properties
32. Exception for properties to be demolished
33. Exception – properties marketed before the commencement date
34. Exception – first day marketing during a temporary period

PART 7

35. Amount of penalty charge
36. Exclusion of penalty charge for content of pack documents

PART 8

37. Approval of certification schemes
38. Terms of approved certification schemes
39. Withdrawal of approval from certification schemes

PART 9

CHAPTER 1

40. Interpretation of this Part

CHAPTER 2

41. Registration of home condition reports
42. Retention of home condition reports
43. Restrictions on disclosure by the keeper of the register in pursuance of a seller's instructions
44. Other registers

CHAPTER 3

45. Section 157 conditions
46. Suspicion of unauthorised use
47. Commercial use by the keeper of the register
48. Responsibility for proving purposes of disclosure
49. Responsibility for proving agency
50. Possession of report reference number

CHAPTER 4

51. Internal processing of information
52. Sellers and their agents
53. Potential buyers and their advisers
54. Mortgage lenders or automated valuation suppliers
55. Approved certification schemes or complaints against home inspectors
56. Enforcement officers
57. Office of Fair Trading
58. Information from which no particular property is identifiable
59. Disclosures for the purposes of the 2004 Act or these Regulations
60. Prevention of crime
61. Legal proceedings and court orders

CHAPTER 5

62. Fees
Signature

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1. Required matters
2. Authorised matters

SCHEDULE 2 — Predicted energy assessment

SCHEDULE 3 — Sale statement

SCHEDULE 4 — Commonhold information

1. Required commonhold documents
2. Required commonhold information
3. Authorised commonhold information
4. Creation of commonhold interests

SCHEDULE 5 — Leasehold information

1. Required leasehold documents
2. Required leasehold information
3. Authorised leasehold information
4. Creation of leasehold interests

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SCHEDULE 6 — General provision about searches and search reports

PART 1 — All search reports (other than official search certificate of the local land charges register)

1. General requirements
2. Additional search information
3. Unavailable search results
- PART 2 — Specific required search reports
4. Access to local authority records
5. Terms for the preparation of required searches
6. Third party contractual rights in relation to search reports
7. Insurance cover for third party contractual rights
8. Permitted limit on liability for financial loss
9. Inclusion of additional or more favourable terms for required search reports
10. Less favourable terms
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SCHEDULE 7 — Local enquiries

PART 1 — General

1. Interpretation
2. Enquiries
- PART 2 — Enquiries
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6. Land required for public purposes
7. Land to be acquired for road works
8. Drainage agreements and consents
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10. Nearby railway schemes
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13. Contravention of building regulations
14. Notices, orders, directions and proceedings under Planning Acts
15. Conservation areas
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- PART 2 — Enquiries and responses
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7. Public sewers within the boundaries of the property
8. Public sewers near to the property
9. Building over a public sewer, disposal main or drain
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13. Connection to mains water supply
14. Water mains, resource mains or discharge pipes
15. Current basis for sewerage and water charges
16. Charges following change of occupation
17. Surface water drainage charges
18. Water meters
19. Sewerage bills
20. Water bills
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23. Water quality analysis
24. Authorised departures from water quality standards
25. Sewage treatment works

SCHEDULE 9 — Home condition report

1. Home condition reports
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3. Third party contractual rights in relation to home condition reports
4. Inclusion of additional or more favourable terms for home condition reports
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6. Completion of home condition reports by home inspectors
7. Conduct of inspections
8. Prohibition on personal and security information

SCHEDULE 10 — Additional relevant information

Explanatory Note