
STATUTORY INSTRUMENTS

2006 No. 1503

HOUSING, ENGLAND AND WALES

The Home Information Pack Regulations 2006

<i>Made</i>	- - - -	<i>9th June 2006</i>
<i>Laid before Parliament</i>		<i>14th June 2006</i>
<i>Coming into force</i>		
<i>for the purposes of</i>		
<i>Part 7</i>		<i>6th July 2006</i>
<i>for all other purposes</i>		<i>1st June 2007</i>

THE HOME INFORMATION PACK REGULATIONS 2006

PART 1

CITATION, COMMENCEMENT AND INTERPRETATION

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

PART 2

HOME INFORMATION PACK - GENERAL PROVISIONS

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

PART 3

CONTENTS OF HOME INFORMATION PACKS

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

Status: This is the original version (as it was originally made).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

PART 4

ASSEMBLY AND ACCURACY OF HOME INFORMATION PACKS

13. Time at which pack documents are to be included
14. Age of pack documents when first included
15. Required pack documents which are unavailable before the first point of marketing
16. Delivery of documents under regulation 15
17. Required pack documents which are unobtainable
18. Updating of required pack documents
19. Inclusion of home condition reports or energy performance certificates following physical completion
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22. Meaning of "non-residential premises"
23. Exclusion from meaning of "non-residential premises"
24. Exception for seasonal and holiday accommodation
25. Exception for mixed sales
26. Exception for dual use of a dwelling-house
27. Exception for portfolios of properties
28. Exception for unsafe properties
29. Exception for properties to be demolished
30. Exception – 1st June 2007 to 31st October 2007

PART 6

ENFORCEMENT

31. Amount of penalty charge
32. Exclusion of penalty charges for content of pack documents

PART 7

APPROVED CERTIFICATION SCHEMES

33. Approval of certification schemes
 34. Terms of approved certification schemes
 35. Withdrawal of approval from certification schemes
- Signature

SCHEDULE 1 — Home information pack index

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1. Required commonhold documents

2. Required commonhold information
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4. Creation of commonhold interests

SCHEDULE 4 — Leasehold information

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3. Authorised leasehold information
4. Creation of leasehold interests

SCHEDULE 5 — Home condition report

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

SCHEDULE 6 — Exception from home condition report for specific new homes warranties

PART 1 — General

1. Interpretation
2. New homes warranties – general
3. Existence of insurance and regulation of warranty provider
4. Cover notes
5. Commencement date

PART 2 — Arrangements for entering into specific new homes warranties

6. Warranty period
7. Certificate of cover and copy of new homes warranty
8. Transfer of cover to future owners
9. Cover for design and building
10. Developer cover
11. Structural defects cover to property and common parts throughout the new homes warranty
12. Additional defects cover for property – first two years
13. Cover for costs of alternative accommodation
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PART 3 — Minimum cover for specific new homes warranties

15. Permitted limits for newly built properties
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17. Permitted excesses
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19. Permitted limits on cover for professional fees

SCHEDULE 7 — Report on a home not physically complete

1. Report
2. Attachments

SCHEDULE 8 — General provision on searches and search reports

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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. Terms for the preparation of required searches
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6. Insurance cover for third party contractual rights
7. Permitted limit on liability for financial loss
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9. Less favourable terms
10. Required searches by another name
- PART 3 — Authorised search reports
11. Terms for the preparation of authorised search reports

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PART 1 — General

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2. Enquiries
- PART 2 — Enquiries
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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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12. Outstanding notices
13. Contravention of building regulations
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15. Conservation areas
16. Compulsory purchase
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- PART 2 — Enquiries and responses
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4. Foul water
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7. Public sewers within the boundaries of the property
8. Public sewers near to the property
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10. Map of waterworks
11. Adoption of water mains and service pipes
12. Sewerage and water undertakers

13. Connection to mains water supply
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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
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Explanatory Note