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STATUTORY INSTRUMENTS

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**2006 No. 1503**

**The Home Information Pack Regulations 2006**

**PART 2**

**HOME INFORMATION PACK - GENERAL PROVISIONS**

**Required, authorised and excluded documents**

- 4.—(1) Under these Regulations, a home information pack—
- (a) must include—
    - (i) the documents required under regulation 8 (including that regulation as modified by regulation 10); and
    - (ii) the particular information so required to be included in a pack document; and
  - (b) may include—
    - (i) the documents authorised under regulation 9 (including that regulation as modified by regulation 10); or
    - (ii) the particular information so authorised to be included in a pack document.
- (2) A home information must not include any other documents or information in a document.
- (3) A copy of a home information pack, or of a pack document provided to a potential buyer pursuant to section 156(1) of the 2004 Act, must be separated and clearly distinguished by the responsible person from documents or information which are—
- (a) provided to a potential buyer in close proximity to the pack or pack document; and
  - (b) neither required nor authorised by these Regulations to be included in the pack.

**The home information pack**

- 5.—(1) Except where an official copy of a document is required or authorised by these Regulations to be included in the home information pack, the pack must be composed of original documents or true copies of them<sup>(1)</sup>.
- (2) For the purposes of these Regulations, a copy of a document containing a map, plan or drawing—
- (a) which is in the seller's possession, under his control, or to which he has reasonable access; and
  - (b) in which colours are used to mark boundaries or other features,
- is a true copy if those colours are reproduced with sufficient accuracy to enable them to be identified.

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(1) Under section 155 of the 2004 Act a responsible person must have in his possession, or under his control, a home information pack which complies with the requirements of these Regulations. Under section 156, a responsible person must provide a potential buyer with a copy of the pack (rather than the original version). Under subsection (8) of section 156, a reasonable sum may be charged for the cost of making and sending a paper copy of the home information pack.

### **Copies of a home information pack**

6. The copies of a home information pack or pack document provided or produced under section 156 or 167 of the 2004 Act must be—

- (a) true copies of the home information pack or pack document; or
- (b) where a pack document is an official copy, a true copy of it or another official copy.

### **Comprehension of documents**

7.—(1) Subject to paragraph (2), pack documents and true copies of documents made in accordance with regulation 6—

- (a) must be legible; or
- (b) in the case of maps, plans or drawings, must be clear.

(2) Paragraph (1) does not apply where, despite all reasonable efforts and enquiries by the responsible person—

- (a) the only version of a pack document available is one which is illegible or unclear (either in whole or in part); and
- (b) that document is to be included under any of the following provisions—
  - (i) regulation 8(d)(ii);
  - (ii) regulation 9(f);
  - (iii) regulation 8(e) or 9(g); or
  - (iv) regulation 8(f) or 9(h).

(3) Pack documents must be in—

- (a) English, where the property is in England; or
- (b) English, Welsh or a combination of English and Welsh, where the property is in Wales.