
STATUTORY INSTRUMENTS

2007 No. 992

The Home Information Pack Regulations 2007

PART 9

HOME CONDITION REPORT REGISTER

CHAPTER 1

Interpretation

Interpretation of this Part

40.—(1) In this Part—

“agent” includes a person who—

- (a) provides advice to another in a professional capacity; or
- (b) acts on behalf of another with their authority;

“automated valuation supplier” means a person who carries out valuations of properties for the purposes of their sale other than by means of a visual inspection of the property;

“keeper of the register” means the Secretary of State or persons keeping the register or any part of the register on behalf of the Secretary of State;

“primary disclosure” means one or more of the following disclosures—

- (a) an inspection of the register or a home condition report entered onto the register;
- (b) the taking or giving of electronic or paper copies of the register or a home condition report entered onto the register; or
- (c) the giving of information contained in or derived from the register or a home condition report entered onto the register;

“report reference number” means the number assigned to a home condition report in accordance with regulation 41;

“request” includes an electronic or automated request;

“register” means the register of home condition reports described in section 165 of the 2004 Act and further described in this Part, and includes parts of the register;

“secondary disclosure” means a disclosure of a home condition report or its contents where that information has been obtained by virtue of a primary disclosure; and

“seller” does not include former sellers.

(2) In this Part, references to a home condition report include—

- (a) part of a home condition report; and
- (b) a summary or explanation of a home condition report.

(3) In this Part, references to the obtaining, keeping or storing of a document or information include the obtaining, keeping or storing of such a document or information in any form.

Status: This is the original version (as it was originally made).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

- (4) In this Part, a disclosure includes—
- (a) a primary or secondary disclosure; and
 - (b) leaving or storing information in a place where it may be visible to another person⁽¹⁾.

⁽¹⁾ By virtue of section 165(7) of the Housing Act 2004, a disclosure not made in accordance with these Regulations contravenes section 165(4) and a person making such a disclosure is guilty of an offence and liable on summary conviction to a fine not exceeding level 5 on the standard scale.