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STATUTORY INSTRUMENTS

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**2007 No. 1667**

**The Home Information Pack (No. 2) Regulations 2007**

**PART 2**

**HOME INFORMATION PACK - GENERAL PROVISIONS**

**Required, authorised and excluded documents**

4.—(1) 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 pack must not include any other documents or information contained 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(1) 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(1) or 167(1) 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(f)(ii) (documents relied on to deduce unregistered title);
  - (ii) regulation 9(j) (documents referred to in the register of title);
  - (iii) regulation 8(g) or 9(k) (required or authorised commonhold information); or
  - (iv) regulation 8(h) or 9(l) (required or authorised leasehold information).

(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 (or part of the property) is in Wales.