

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)

General requirements

1. A search report must contain the following information—
 - (a) the address of the premises in respect of which the search is conducted;
 - (b) a statement of whether the following persons have any personal or business relationship with any person involved in the sale of the property (if such a relationship exists)—
 - (i) a person who conducted the search; and
 - (ii) a person who prepared the search report;
 - (c) such enquiries as formed the basis of the search and the information sought;
 - (d) subject to paragraph 3, the results of the search;
 - (e) the date on which the search was completed;
 - (f) a description of the records searched, and the name and address of the person who holds them;
 - (g) if the records searched are derived from other records, a description of those other records and the name and address of the person who holds them;
 - (h) a description of how relevant documents can be obtained (if they are not included in the home information pack under regulation 9(o) or otherwise);
 - (i) the names and addresses of the parties to the arrangements—
 - (i) under which the search was conducted; and
 - (ii) if different, under which the search report was prepared;
 - (j) the name of the persons liable in each of the following events—
 - (i) any negligent or incorrect entry in the records searched;
 - (ii) any negligent or incorrect interpretation of the records searched; and
 - (iii) any negligent or incorrect recording of that interpretation in the search report;
 - (k) a description of such complaints or redress procedures as exist in relation to the report; and
 - (l) the terms on which the report is made, including—
 - (i) the terms required by paragraphs 5, 6 and 7; and
 - (ii) the names of the persons who are liable to make the payments described in paragraphs 4(g), 4(h)7(b) and 7(c).

Additional search information

2. A search report complying with this Part may contain or be accompanied by documents containing all or any of the following information—
 - (a) information which identifies the search or the search report;

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- (b) information which explains the results of the search, the search report or the enquiries or matters to which the results of the search relate; and
- (c) information which identifies services or features local to the property, but not including any advertising or marketing information about them.

Unavailable search results

3. Subject to paragraph 4, the results of the search included in a search report under paragraph 1(d) must not fail to answer such enquiries as formed the basis of the search, nor fail to give the information originally sought, unless—

- (a) a record from which the answer or result could be deduced is not held by or obtainable under any circumstances from—
 - (i) a local authority in the case of a search report required by regulation 8(j)(ii) (personal search of the local land charges register) or 8(k) (local enquiries), or authorised by regulation 9(m)(i) (supplementary local enquiries); or
 - (ii) any person in the case of any other search report, and
- (b) a statement is also included in the search report indicating—
 - (i) that a particular result is not included; and
 - (ii) the reason under sub-paragraph (a) for failing to include the result.