

---

STATUTORY INSTRUMENTS

---

**2007 No. 992**

**HOUSING, ENGLAND AND WALES**

**The Home Information Pack Regulations 2007**

*Made* - - - - 23rd March 2007

*Laid before Parliament* 29th March 2007

*Coming into force* 1st June 2007

**THE HOME INFORMATION PACK REGULATIONS 2007**

PART 1

1. Citation and commencement
2. Revocation of the Home Information Pack Regulations 2006
3. Interpretation – general provisions
4. Interpretation – first point of marketing

PART 2

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

PART 3

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

PART 4

14. Order of pack documents
15. Time at which pack documents are to be included
16. Age of pack documents when first included
17. Energy information unobtainable before or at the first point of marketing

*Status: This is the original version (as it was originally made).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

18. Documents required within 28 days of the first point of marketing
19. Requests for documents under this Part
20. Delivery of documents under this Part
21. Required pack documents which are completely unobtainable

PART 5

22. Updating of required pack documents
23. Updating of energy performance information
24. Updating of authorised pack documents
25. Seller's check of the home information pack

PART 6

26. Meaning of "non-residential premises"
27. Exclusion from meaning of "non-residential premises"
28. Exception for seasonal and holiday accommodation
29. Exception for mixed sales
30. Exception for dual use of a dwelling-house
31. Exception for portfolios of properties
32. Exception for unsafe properties
33. Exception for properties to be demolished
34. Exception – transitional arrangements

PART 7

35. Amount of penalty charge
36. Exclusion of penalty charge for content of pack documents

PART 8

37. Approval of certification schemes
38. Terms of approved certification schemes
39. Withdrawal of approval from certification schemes

PART 9

CHAPTER 1

40. Interpretation of this Part

CHAPTER 2

41. Registration of home condition reports
42. Retention of home condition reports
43. Restrictions on disclosure by the keeper of the register in pursuance of a seller's instructions
44. Other registers

### CHAPTER 3

45. Section 157 conditions
46. Suspicion of unauthorised use
47. Commercial use by the keeper of the register
48. Responsibility for proving purposes of disclosure
49. Responsibility for proving agency
50. Possession of report reference number

### CHAPTER 4

51. Internal processing of information
52. Sellers and their agents
53. Potential buyers and their advisers
54. Mortgage lenders or automated valuation suppliers
55. Approved certification schemes or complaints against home inspectors
56. Enforcement officers
57. Office of Fair Trading
58. Information from which no particular property is identifiable
59. Disclosures for the purposes of the 2004 Act or these Regulations
60. Prevention of crime
61. Legal proceedings and court orders

### CHAPTER 5

62. Fees  
Signature

---

#### SCHEDULE 1 — Home information pack index

1. Required matters
2. Authorised matters

#### SCHEDULE 2 — Interim energy assessment

#### SCHEDULE 3 — Predicted energy assessment

#### SCHEDULE 4 — Sale statement

#### SCHEDULE 5 — Commonhold information

1. Required commonhold documents
2. Required commonhold information
3. Authorised commonhold information
4. Creation of commonhold interests

#### SCHEDULE 6 — Leasehold information

1. Required leasehold documents
2. Required leasehold information
3. Authorised leasehold information

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

4. Creation of leasehold interests

SCHEDULE 7 — General provision about searches and search reports

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. Access to local authority records
5. Terms for the preparation of required searches
6. Third party contractual rights in relation to search reports
7. Insurance cover for third party contractual rights
8. Permitted limit on liability for financial loss
9. Inclusion of additional or more favourable terms for required search reports
10. Less favourable terms
11. Required searches by another name

SCHEDULE 8 — Local enquiries

PART 1 — General

1. Interpretation
2. Enquiries
- PART 2 — Enquiries
3. Planning and building decisions and pending applications
4. Planning designations and proposals
5. Roads
6. Land required for public purposes
7. Land to be acquired for road works
8. Drainage agreements and consents
9. Nearby road schemes
10. Nearby railway schemes
11. Traffic schemes
12. Outstanding notices
13. Contravention of building regulations
14. Notices, orders, directions and proceedings under Planning Acts
15. Conservation areas
16. Compulsory purchase
17. Contaminated land
18. Radon gas

SCHEDULE 9 — Drainage and water enquiries

PART 1 — General

1. Interpretation
2. Enquiries and responses
- PART 2 — Enquiries and responses
3. Public sewer map
4. Foul water
5. Surface water
6. Public adoption of sewers and lateral drains
7. Public sewers within the boundaries of the property
8. Public sewers near to the property
9. Building over a public sewer, disposal main or drain
10. Map of waterworks

11. Adoption of water mains and service pipes
12. Sewerage and water undertakers
13. Connection to mains water supply
14. Water mains, resource mains or discharge pipes
15. Current basis for sewerage and water charges
16. Charges following change of occupation
17. Surface water drainage charges
18. Water meters
19. Sewerage bills
20. Water bills
21. Risk of flooding due to overloaded public sewers
22. Risk of low water pressure or flow
23. Water quality analysis
24. Authorised departures from water quality standards
25. Sewage treatment works

SCHEDULE 10 — 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 11 — Additional relevant information

Explanatory Note