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STATUTORY INSTRUMENTS

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**2006 No. 1503**

**The Home Information Pack Regulations 2006**

**PART 4**

**ASSEMBLY AND ACCURACY OF HOME INFORMATION PACKS**

**Required pack documents which are unavailable before the first point of marketing**

**15.—**(1) This regulation applies—

- (a) where regulation 17 does not apply; and
- (b) to the pack documents required to be included in the home information pack under any of paragraphs (d)(ii) to (o) of regulation 8, except paragraph (l) (report on a home not physically complete).

(2) If, despite all reasonable efforts and enquiries by the responsible person, a pack document to which this regulation applies cannot be obtained by him before the first point of marketing, but he believes on reasonable grounds that it is likely to become available afterwards—

- (a) the home information pack complies with the requirements of these Regulations where—
  - (i) he continues to use all reasonable efforts to obtain the document; and
  - (ii) the first point of marketing occurs no earlier than the end of the period of 14 days starting with the day a request for the document is delivered; and
- (b) the document must be included in the home information pack as soon as reasonably practicable.

(3) The time the document is included under paragraph (2)(b) becomes the first point of marketing for that document—

- (a) for the purposes of any provision of these Regulations that requires the age or currency of a pack document to be determined by reference to a period preceding the first point of marketing; and
- (b) until such time (if any) as a further first point of marketing arises in relation to the sale under regulation 3(4).

(4) In paragraph (2)(a)(ii)—

- (a) the reference to a request is to a request properly addressed to a person who usually provides or is likely to provide such a document, and which is—
  - (i) made in such form;
  - (ii) contains all such information; and
  - (iii) includes such payment or an undertaking to make such payment,  
as is usually necessary to obtain that document; and
- (b) the reference to the day a request for a document is delivered shall be construed in accordance with regulation 16.