
STATUTORY INSTRUMENTS

2007 No. 992

The Home Information Pack Regulations 2007

PART 5

ACCURACY OF HOME INFORMATION PACKS

Updating of required pack documents

22.—(1) This regulation applies to any document included in a home information pack under regulation 9 (including that regulation as modified by regulation 11).

(2) Where the responsible person amends such a document or obtains or creates a further version of it, he must—

- (a) include the amended document or the further version in the pack;
- (b) amend accordingly such translations, additional versions, summaries or explanations as are included in the pack under regulation 10(e), 10(f) or 10(g) or include a further version of such translations, additional versions, summaries or explanations; and
- (c) remove such documents as have been wholly superseded by a document included under sub-paragraphs (a) or (b).

(3) The time at which the responsible person amends a document or obtains or creates a further version of it under paragraph (2) 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 under regulation 4(4), Part 4 or this Part.

Updating of energy performance information

23.—(1) If the property is not physically complete before or at the first point of marketing, and becomes complete after that time, the responsible person must include in the home information pack the documents which would be required by—

- (a) regulation 9(b) (energy performance certificate and recommendation report); or
- (b) regulation 9(c) (interim energy assessment).

(2) Where regulation 9(c) (interim energy assessment) applies in relation to the property, the responsible person must include in the pack before 1st October 2007, an energy performance certificate and recommendation report relating to the property.

(3) The documents required to be included in the pack under paragraph (1) must—

- (a) be so included before the end of the period of 14 days starting with the day on which the property becomes physically complete; and

- (b) replace any document already included in the pack in accordance with regulation 9(d) (predicted energy assessment).
- (4) The documents required to be included in the pack under paragraph (2) must replace any document already included in the pack in accordance with regulation 9(c) (interim energy assessment).
- (5) The time at which the responsible person includes a document under paragraphs (1) or (2) 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 under regulation 4(4), Part 4 or this Part.

Updating of authorised pack documents

24.—(1) This regulation applies to any document included in a home information pack under regulation 10 (including that regulation as modified by regulation 11).

- (2) A responsible person—
 - (a) may include an amended document or further version in the pack; and
 - (b) may remove such documents as have been wholly superseded by a document or version included under sub-paragraph (a).
- (3) The time at which the responsible person includes the amended document or further version under paragraph (2)(a) 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 under regulation 4(4), Part 4 or this Part.

Seller's check of the home information pack

25. If he is not the seller, the responsible person must provide the seller with a copy of any of the pack documents which the seller has requested him to provide for the purposes of ensuring the accuracy of the home information pack.