

## 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;

**Status:** This is the original version (as it was originally made).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

- (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.