



The Law Society

Explanatory notes to the TransAction forms 2007

Commercial services

30 July 2007

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These Explanatory Notes have been prepared by a member of the TransAction Working Party to assist solicitors' understanding of the changes to the Law Society's TransAction forms. The Notes do not give guidance on best practice or on the law relating to Home Information Packs.

1. Introduction

The forms were first published in 1990 as part of the Law Society's TransAction scheme. The centrepiece of the scheme was a set of standard procedures called the National Conveyancing Protocol. Solicitors who adopted the Protocol used the TransAction forms to make standard enquiries of the seller and present that information to buyers at an early stage in the transaction. Although originally conceived by the Society to be used together, it has always been possible for solicitors to use the forms in any conveyancing transaction without adopting the Protocol.

The TransAction forms and Protocol have been updated many times since 1990. They were last updated in 2005, when the current editions of the documents were:

- *National Conveyancing Protocol 5th edition*
- *Seller's Property Information Form 4th edition*
- *Seller's Leasehold Information Form 3rd edition*
- *Fixtures, Fittings and Contents Form 4th edition*
- *Completion Information and Requisitions on Title 2nd edition*
- *Seller's Commonhold Information Form 1st edition*

The Law Society's TransAction Working Party published guidance on the Protocol, the forms, and their use in the Guide to the National Conveyancing Protocol 5th edition (Law Society, 2005).

A new suite of 15 forms has now been created to replace these forms. The 5th edition of the Protocol continues to be the Law Society's 'preferred practice' for solicitors acting for buyers, sellers, and lenders in domestic conveyancing transactions, but is currently under review by the Law Society.

2. The development of Home Information Packs (HIPs)

2.1 Law Society's response to HIPs

The Housing Act 2004 introduced the duties to have and supply a HIP. Subsequent consultations and draft regulations made by the ODPM (as then was) provided the detailed content of HIPs and attempted to legislate for their operation in the property market.

In response to these developments, the Law Society's Conveyancing and Land Law Committee reconvened the TransAction Working Party to revise the TransAction forms.

The Working Party first drafted a suite of 12 TransAction forms after the Home Information Pack Regulations were made on 14 June 2006. These 12 forms were revised and expanded to 15 forms following the making of subsequent Regulations on 29 March 2007, and again on 11 June 2007.

Specifically, the new suite of 15 TransAction forms has been drafted to comply with the following Regulations:

- Home Information Pack (No 2) Regulations 2007 (SI 2007/1667) ('HIP Regulations');
- Energy Performance of Building (Certificates and Inspections) (England and Wales) Regulations 2007 (SI 2007/991) ('Energy Regulations'); and
- Energy Performance of Building (Certificates and Inspections) (England and Wales) (Amendment) Regulations 2007 (SI 2007/1669) (the 'Amended Energy Regulations').

In tandem with this work, the Law Society has also developed a HIP product for use by solicitors (see www.hips.lawsociety.org.uk for details).

2.2 Forms with content 'prescribed' by the HIP Regulations

At the start of the reform process the government intended to prescribe forms in the HIP Regulations. A number of these forms (Home Information Pack Index, Sale Statement, Home Contents, Home Use) were drafted and made available to stakeholders for consultation. The government has since decided not to designate any prescribed forms, but the draft forms remain available on the government's HIPs website (www.homeinformationpacks.gov.uk). Although it is unclear whether these forms reflect the most recent HIPs Regulations.

As there are no prescribed forms, provided that 'Required' information complies with the HIP Regulations it can be included in a HIP and any existing form or format could be used for that purpose. The new TransAction forms have however been reformulated to take account of information that is 'Required' as well as 'Authorised' information and documents including matters set out in Schedule 10 of the HIP Regulations. As before the forms seek to include other issues that are of practical concern to solicitors acting for both sellers and buyers in house sale and purchase transactions.

2.3 Phased introduction of HIPs

The government intends to introduce the scheme for HIPs in phases. The first phase affects the sale of a limited range of property identified in the Housing Act 2004 (Commencement No.8) (England and Wales) Order 2007 (SI 2007/1668) (the 'commencement order'). This provides that from 1 August 2007 the duties relating to the HIP shall apply to properties marketed as having 'four or more bedrooms'. This limits the market for which HIPs are compulsory and leaves a large proportion of the market unaffected until further commencement orders are made.

2.4 Transitional arrangements for HIPs

Transitional arrangements for HIPs have been added to the Regulations made on 11 June 2007 in response to the low number of domestic energy assessors and home inspectors who were accredited prior to 1 June 2007. Domestic energy assessors and home inspectors are essential to the supply of HIPs as only they can perform energy assessments of properties and provide Energy Performance Certificates and Predicted Energy Assessments from 1 August 2007.

2.4.1 Properties marketed before the first commencement date

Regulation 33 provides an exception for a property that is put on the market before the commencement date for that particular type of property.

The commencement order made on 1 July 2007 requires homes being marketed as having 'four or more bedrooms' to have a HIP from 1 August 2007.

In order for a seller to take advantage of the exception in Regulation 33 the property must have been on the market before the commencement date and it must have been actively marketed in the period up to that date with a view to selling it before the commencement date.

Further, if a seller has fulfilled these requirements but takes the property off the market on or after the commencement date as a result of an offer to buy being accepted, the seller will not need a HIP if the property is put back on the market within 28 days of such a sale falling through. Where the property has otherwise ceased to be marketed then the exception is not intended to apply according to the procedural guidance issued by the government department (see Reference section below).

Where there is no duty to have a HIP for a particular type of property then the requirement of the EPC will not arise at that stage. The Energy Regulations will come into force independently of the HIP Regulations. Accordingly if no HIP is required, Paragraphs 5 and 6 of the Energy Regulations will apply on the dates prescribed under the timetable for different categories of property set out in those regulations.

2.4.2 Marketing without HIP documents

Regulation 34 gives effect to the ministerial statement of 22 May 2007 that marketing of a property is allowed to start without a HIP, provided that all Required documents and information has been properly requested (in short, provided that a HIP has been commissioned). This relaxation is intended to apply only for a short period and is stated to apply to property put on the market before 1 January 2008.

Before the property is put on the market:

- requests complying with Regulation 18 must be made for all required documents and information; and
- reasonable efforts must be made (and continue to be made) to obtain the required documents and information.

Once the EPC and recommendation report (or Predicted Energy Assessment) has been obtained the duty to have a HIP comes into force.

As the *Home Information Pack Index* and *Sale Statement* can be prepared within a day and Official Copy Entries and Title Plan for registered title or an Index Map Search for unregistered property can be obtained online, it follows that these documents can all 'reasonably' be obtained before the property is put on the market.

Accordingly an incomplete HIP of the above documents along with proof of requests for missing documents will be required in most cases.

3. The TransAction forms 2007

The new TransAction forms are listed below and may be viewed at www.hips.lawsociety.org.uk. The forms marked with an asterisk are intended exclusively for use with the preparation of a HIP:

- TA1 *Home Information Pack Index**
- TA2 *Sale Statement**
- TA3 *Required leasehold information**
- TA4 *Required commonhold information**
- TA5 *Proof of requests for missing documents and information**
- TA6 *Property information form*
- TA7 *Leasehold information form*
- TA8 *New home information form*
- TA9 *Commonhold information form*
- TA10 *Fittings and contents*
- TA11 *Additional property information*
- TA12 *Buyer Information*

TA13 *Completion information and requisitions on title*

TA14 *Leasehold information request**

TA15 *Commonhold information request**

The TransAction forms will be available to purchase from the Law Society's licensed providers, including:

- Oyez Straker
- Laserform International
- Shaw and Sons
- Peapod Solutions.

It is anticipated that the new TransAction forms will be reviewed in the future so that they can be developed to meet the new and changing requirements of the profession. Solicitors will for a time need to refer to the detail of the regulations to ensure that the forms deal appropriately with the case in hand, but it is hoped that the forms will meet wide acceptance in the property industry.

Any feedback on the forms from the profession would be gratefully received by the Law Society. Please write with your comments to: The Publications Manager, Law Society Publishing, 113 Chancery Lane, London WC2A 1PL.

4. Key changes to TransAction forms

The new forms are designed for use by solicitors and have been made as easy to use as is possible bearing in mind the complexities and permutations that can arise under the new procedure for HIPs.

4.1 Titles of the forms

Whilst, so far as possible, the look of the existing TransAction forms has been preserved it has proved necessary to change the titles of the forms. It may in future be easier to refer to the forms by reference to their numbers rather than the titles which are tied in to the Regulations nomenclature.

4.2 Notes to clients

As many of the forms are designed to be included in a HIP it was not appropriate to include within the forms explanatory notes for buyers and sellers. However, every effort has been made to ensure the forms are written in language that makes it possible for them to be sent to clients.

It will be for the seller's solicitor to obtain the information needed from his client and to complete the form whether for inclusion in a HIP or to be supplied separately. Where forms are given to sellers to complete, some commentary will be needed from the solicitor to tailor the form to the situation in hand.

4.3 Part II of the Seller's Property Information Form

The Seller's Property Information Form was divided into Part I and Part II. An equivalent of Part II has not been included in the new TransAction forms. The Seller's Property Information Form is replaced by TA11 for non HIP transactions and where there is a HIP in existence then the standard information for a freehold can be provided through use of form TA8 and/or form TA11.

5. Commentary on the forms

In order to explain the rationale for the new forms, these notes will explain each form by reference to what it is intended to cover and draw attention to those situations where special care must be taken to refer to both sets of regulations and to the facts of the particular case as well as the circumstances and needs of the particular client.

In addition to forms which have been specifically prepared for use in a HIP as 'Required' documents or as 'Authorised' documents the full suite contains forms which can be used outside the HIP environment. Those forms could be used to provide information alongside, or 'in close proximity' to the HIP, in early negotiations or could be delivered with a draft contract in a case where a HIP has not been relevant. Where a HIP has been produced, then it is to be expected that the buyer or the buyer's solicitor may have some interest in the HIP documentation although the principle of caveat emptor remains paramount.

It is important to bear in mind when using the forms that there is an overlap between the two sets of regulations and that the Energy Regulations and the Amended Energy Regulations have their own requirements that, in relation to marketing constraints, go beyond the requirements of the HIP legislation.

5.1 Home Information Pack Index (TA1)

A HIP must be compliant with the HIP Regulations at the first date of marketing (r.3) and specified documents must be included in the HIP at that date, and others may be added later. The Responsible Person cannot proceed to marketing of the property without a compliant pack (s.149 HA 2004). It should be borne in mind that the seller can be deemed to be a Responsible Person in addition to any estate agent appointed to market the property.

The Home Information Pack Index must always be included in the HIP and is the responsibility of the Responsible Person. It must contain the elements described in Schedule 1 of the HIP Regulations.

The Home Information Pack Index provides a checklist for compiling a HIP and gives a list of its contents. Pagination can be inserted if required. The Home Information Pack Index also provides an audit trail for enforcement purposes.

Part A of the form lists the possible content of the HIP that falls within the category of Required documents and information:

- the Home Information Pack Index
- the Energy Performance Certificate and recommendation (EPC) or Predicted Energy Assessment
- the Sale Statement
- the Official Copies of the Title Register and Title Plan
- a certificate of an Official Index Map Search for unregistered title
- documents sufficient to deduce unregistered title
- searches and enquiries (local land charges, local enquiries, drainage and water enquiries)
- any leases and licences for parts of the property not sold with vacant possession.

The EPC must be the second document in the HIP but like other Required documents and information that are not available at the first day of marketing may be added later so long as the procedure in Regulations 18 and 19 is followed. This procedure is overridden during the transitional phase lasting until 31 December 2007 (see the section on the transitional arrangements above).

5.1.1 Order of documents

Documents do not need to appear in any order in the HIP itself save in the case of the EPC and recommendation or Predicted Energy Assessment which must always be placed as the second document in the HIP.

Not all categories of Required documents will be relevant in each case. Land will either be registered or unregistered, although it is possible that the title could include both. There is the further situation to consider where a new title is being created such as on the grant of a lease. Here the HIP Regulations require that the HIP should be prepared on the basis that the new interest is already in existence.

5.1.2 Incomplete HIPs

Particular care ought to be taken in respect of Required documents which are 'missing' at the date when the HIP is delivered to the Responsible Person. The Home Information Pack Index must be completed to show the particulars which have been specified in the column headings. Additionally, evidence must be included in the HIP of the facts which are specified in relation to the missing document (rr.18 and 19). A form has been devised to enable this 'proof of request' to be completed and included in the HIP. The details of this form (TA5) are set out below.

5.1.3 Updating the HIP (r21)

At the point of delivery of the HIP to the Responsible Person, whether the seller or an estate agent acting in the marketing of the property, it will be appropriate for the solicitor to ask the seller to check it and also to explain to the Responsible Person both the content of the HIP and the requirements in relation to its use and updating.

Whenever a HIP is updated the Home Information Pack Index must be revised.

Where Required documents or information become out of date or are superseded, the HIP must be updated. The old HIP must be withdrawn, old items removed and new items inserted, and the Home Information Pack Index must be updated.

5.1.4 Energy Performance Certificate (EPC) or Predicted Energy Assessment

The EPC is a certificate and a recommendation report complying with Paragraphs 10 and 11 of the Energy Regulations. A full EPC may be prepared by a Home Inspector or Domestic Energy Assessor and is Required in respect of a property which is 'physically complete'.

The Predicted Energy Assessment is relevant where a property is not 'physically complete' and, on physical completion of the property, must be replaced (and the Home Information Pack Index updated) by a full EPC and recommendation report (r.22). It must be prepared in accordance with the HIP Regulations but may be prepared by any person (not necessarily a Domestic Energy Assessor or Home Inspector).

If despite all reasonable efforts an EPC is unobtainable before the 'first point of marketing' then, under Regulation 16, the HIP can be published without it. However, the first point of marketing is deferred until 14 days after the request for the EPC has been made. In other words there is a waiting period of 14 days after making a request for an EPC.

Regulation 17 makes provision for other documents or information that is not available at the first point of marketing, but is expected within 28 days of the first point of marketing. No waiting period is required in the case of a local search or

leasehold information or any other Required document that is missing and for which a proof of request can be filed in the HIP.

In summary, the HIP Regulations and the Home Information Pack Index contain provisions for an EPC to be missing at the first point of marketing but, in practice, this relaxation of the regulations should be treated with extreme care.

There are additional restrictions on marketing arising from the operation of Paragraphs 5 and 6 of the Energy Regulations. Here it is provided that no written information can be given to a prospective buyer of a property and no viewing of a property can be arranged unless a free copy of the EPC is made available to the prospective buyer/viewer. Written particulars (as defined) require the EPC to be attached to them or, at least, the asset rating section if not the whole certificate. The asset rating consists of the two graphs that appear within the EPC. (See also the section on transitional arrangements above).

Solicitors will need to take particular care in relation to this concession under Regulation 16 and to make it clear to a Responsible Person that the delivery of a 'complete' HIP without an EPC does not enable the Responsible Person to market the property in the normal way (save where Regulation 34 applies as stated in the section on transitional arrangements above). Also the HIP will need to be updated as soon as the EPC is delivered and the Home Information Pack Index must be amended.

5.1.5 Proof of missing documents and information

The Home Information Pack Index must set out the matters required by Paragraphs 1(e) and (f) of Schedule 1 of the HIP Regulations. Proof of requests for missing documents and information must be recorded in the Home Information Pack Index and must be included in the HIP.

As soon as a missing item becomes available it must be placed in the HIP and the Home Information Pack Index must be updated.

Practitioners are urged to look carefully at the provisions of Regulation 19 that set out the method for calculating the date when the request is deemed to be delivered.

5.1.6 Evidence of title

Official Copies of the Register and Title Plan must always be included in the HIP at the first point of marketing and for unregistered land the requirement is met by inclusion of the Official Index Map Search certificate.

5.1.7 Part B Required leasehold documents and information

In respect of Required leasehold documents and information Form TA3 should be used. As an alternative the required information can be inserted in the pack in such other form or format as may exist. For example, summaries of works could be contained in a letter from the landlord or managing agents and in such cases that letter may be included in the pack.

5.1.8 Part C Required commonhold documents and information

Although commonhold precedes leasehold in the order of the regulations the order has been reversed in these forms to reflect current usage. Form TA4 should be used or alternatively the document(s) containing the information can be used, as described for leaseholds.

5.1.9 Part D Missing documents and information

The HIP regulations stipulate that the Home Information Pack Index must include specified information about missing documents. A separate proof of request must also be included in the HIP and form TA5 has been designed for the purpose of containing the confirmation required by Regulation 18. As a precaution, provision has been made to identify the Responsible Person in this form.

5.2 Sale Statement (TA2)

This document requires a brief description of various particulars as described in Schedule 3 of the HIP Regulations. The Sale Statement must always be included in the HIP and is the responsibility of the Responsible Person.

The Sale Statement must be carefully completed, particularly in the case of land that is both registered and unregistered, or freehold and leasehold. There is also a special category where a new interest has been created.

Form TA2 provides for the situation envisaged by s.171(2) Housing Act 2004 where part of the property is let or occupied, so that the details can be given. The HIP Regulations are not prescriptive as to the amount of detail to be included.

5.3 Required leasehold information (TA3)

This is HIP document that, as it states at the top, contains some (but not all) of the required content for leaseholds. Other Required content will be in original documents that must be included in the HIP. Examples are the lease itself and service charge statements and demands.

5.4 Required commonhold information (TA4)

This is the commonhold version of TA3. Again, some of the required information will be in original documents.

5.5 Proof of requests for missing documents and information (TA5)

TA5 is a vital form if the HIP is to be provided to the marketing agent or seller at a time when it is incomplete. There is a box for the date to be inserted when the form is prepared or updated. This anticipates that missing documents/information will not all arrive at the same time. This document along with the Home Information Pack Index may need to be revised on a number of occasions as the HIP becomes complete.

Practitioners need to be aware that missing documents must be added to the HIP as soon as they arrive. It is not permitted to wait until all missing documents are available and then update the HIP in one exercise.

The columns in form TA5 distil the information needed. Regulation 19 describes how to calculate the delivery date of each request by reference to how the request was delivered. Practitioners will also need to bear in mind the 28 day period for obtaining missing documents. Again this form and the Home Information Pack Index will need to be amended if it is likely that a missing document or information is going to take longer than 28 days to arrive.

5.6 Property information form (TA6)

Schedule 10 of the HIP Regulations sets out those matters considered relevant and of interest to a buyer that may be included in the HIP. Communities and Local government put out to consultation their own version of a form based in many ways upon the concept of the existing TransAction forms. It has now been decided that there will be no prescribed forms.

However the government have acknowledged that TransAction forms will be an acceptable method of delivering Authorised information.

The new form TA6 is an authorised document that has derived from the well known Seller's Property Information Form. It has been adapted to provide information that may be useful at the marketing stage of a transaction rather than 'post offer'. Although it could be used at any stage.

It is envisaged that forms TA11 Additional property information and TA12 Buyer information (see below) will be used to pick up on additional enquiries that may be considered relevant to some buyers after an offer has been accepted.

In this way it is hoped that the TransAction forms will provide a seamless progression from the HIP used at the time of marketing to the conveyancing that proceeds once an offer has been accepted.

5.7 TA7 Leasehold information form (TA7)

This form provides a vehicle for additional information to be given about a leasehold property.

It assumes that this information will be required at the stage when an offer for the property has been accepted. It can be completed at the same time as other forms or whilst the property is being marketed to assist in avoiding delays and additional costs.

5.8 New home information form (TA8)

Although many of the previous regulations relating to homes under construction have been omitted from the HIP Regulations made on 11 June 2007, there is good deal of information that buyers want and developers and builders may wish to provide at an early stage. This form has been devised to accommodate this anticipated need.

Solicitors are reminded that a full EPC is required once a property is 'physically complete' and also that, under the Energy Regulations, contracts cannot be exchanged until a free copy of the EPC has been provided to the buyer (see also the section on transitional arrangements above).

5.9 Commonhold information form (TA9)

This is the commonhold version of the above form TA7. It closely follows the previous Commonhold Information Form.

5.10 Fittings and contents (TA10)

This form closely follows the form that most solicitors are used to with an additional column for comments on the contents.

The government had proposed that this form would be a required element in the HIP but its inclusion is now a matter of choice for the seller. The form can be introduced at any stage of the process. Solicitors may wish to obtain the seller's signature to this form where it is to form part of the contract.

5.11 Additional property information (TA11)

The latest incarnation of the HIP provided for by the 11 June Regulations is a comparatively 'thin' dossier on a property with much less information than was originally envisaged by the previous 2006 HIP Regulations. Some sellers may wish to supplement the information available to buyers to speed up a sale. This form can be used to give further Authorised information and can be delivered at an early stage in the process.

In the main, however, it is expected this form will be used once terms have been agreed 'subject to contract' and a draft contract is being submitted to the proposed buyer of the property.

It can also be used for transactions where no HIP is required. Excepted properties are described in Regulations 25-32. Thus the form can be used to deliver information once an offer is accepted and a draft contract is submitted. It is to that extent a replacement for the Seller's Property Information Form.

In cases where there is a HIP, form TA11 can be used to supplement the HIP and add to the information in form TA6, if that has been used. This new form also includes a schedule of information about the supply of services, reflecting the trend of recent years for this information to be requested as it is practical information of interest to buyers.

The certification of information in the form prescribed by Part II of the Seller's Property Information Form has been omitted in TA11 but this does not affect the legal responsibility of any person acting on behalf of the seller. In those cases where further or additional verification is needed it will be matter for the buyer to raise separately.

5.12 Buyer information (TA12)

This form is designed to pick up on any additional information that may be required for a particular buyer or property. It is anticipated this will be sent by the buyer's solicitor once a draft contract has been submitted.

5.13 Completion information and requisitions on title (TA13)

The first point to draw to practitioners' attention is that requisitions 4.2 and 6.2 are regarded as undertakings.

It also provides space for additional requisitions to be raised for particular transactions.

5.14 Leasehold information request (TA14)

Extensive and detailed information is required for leasehold property. Sellers may not have such information available and enquiries of third parties may be necessary. These forms have been devised to be sent to sellers, landlords or managing agents, or indeed all of them (at the same time), in order to obtain missing information.

It is NOT a form for inclusion in the HIP as it may include information that is neither required nor authorised for inclusion. The form asks for some limited insurance information and as this is not 'required' it may be deleted. Other information requests could be added, especially if the seller can anticipate the further information that may be wanted at a later stage in the transaction when a buyer has been found. Thus time and further fees may be avoided.

5.15 Commonhold information request (TA15)

The commonhold version of TA14, again, is not for inclusion in the HIP.

6. Related documents from the Law Society

The National Conveyancing Protocol 5th edition and the associated guidance contained in the *Guide to the National Conveyancing Protocol (Law Society, 2005)* is currently under review by the Law Society.

The current edition of the *Standard Conditions of Sale* remains the 4th edition, which was last updated in 2003.

The Law Society's *Code for Completion by Post* and the Law Society's *Formulae for exchanging contracts by telephone, fax or telex* have ceased to be 'guidance' from the regulator, which is now the Solicitors Regulation Authority. However, the Law Society considers the Code and Formulae to represent good practice in conveyancing and so continues to make them available to solicitors via its website and its conveyancing publications.

Forms *CON 29 Enquiries of local authority (2002)* and *CON 29 Optional enquiries of local authority (2002)* have been replaced by revised forms: *CON 29R Enquiries of local authority (2007)* and *CON 29O Optional enquiries of local authority (2007)*, which are to be used from 1 August 2007.

Form *CON 29DW Standard drainage and water enquiries (2002)* has also been replaced by a revised form, *CON 29DW Standard drainage and water enquiries (2007)* to be used from 1 August 2007.

Enquiries regarding conveyancing practice and the Protocol may be directed to the Law Society's Practice Advice Service (Tel. 0870 606 2522)

7. Further reference

7.1 Publications

Michael Garson (2006) *Home Information Packs: A Guide to the New Law*. Law Society Publishing (Tel. 0870 850 1422)

Frances Silverman (ed) (2007) *Conveyancing Handbook* 14th edition. Law Society Publishing (Tel. 0870 850 1422).

Law Society's Property Section (2007) *HIPs Handling Guide*. The Law Society. Available from the Property Section (Tel. 020 7320 5873)

7.2 Statute and statutory guidance

[Housing Act 2004](#)

[Home Information Pack \(No 2\) Regulations 2007 \(SI 2007/1667\)](#)

[Energy Performance of Building \(Certificates and Inspections\) \(England and Wales\) Regulations 2007 \(SI 2007/991\)](#)

[Energy Performance of Building \(Certificates and Inspections\) \(England and Wales\) \(Amendment\) Regulations 2007 \(SI 2007/1669\)](#)

[The Housing Act 2004 \(Commencement No.8\) \(England and Wales\) Order 2007 \(SI 2007/1668\)](#)

[Communities and Local Government \(2007\) Explanatory Memorandum to the Home Information Pack \(No.2\) Regulations 2007](#)

[Communities and Local Government \(2007\) Explanatory Memorandum to the Energy Performance of Buildings \(Certificates and Inspections\) \(England and Wales\) \(Amendment\) Regulations 2007](#)

[Communities and Local Government \(2007\) The Home Information Pack Regulations 2007: Procedural Guidance](#)

7.3 Links

www.communities.gov.uk

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