

TA6 Property Information Form (Fifth Edition) Guidance for Completion

This explanatory note is intended to assist with completing the Law Society's TA6 Property Information Form (Fifth Edition) for the sale of your property in England. The buyer and their advisers will rely on your answers when deciding whether to proceed, what price to offer and what contractual protections to seek. Please read this note carefully and return the completed TA6 with all supporting documents.

Providing accurate, complete information reduces the risk of delay, renegotiation, or a potential misrepresentation claim.

Information Sheet

- Answer fully, truthfully and to the best of your knowledge. If you do not know, state "Not known". Do not guess.
- You should undertake reasonable enquiries before replying.
- Tennant Mickleburgh Solicitor cannot be held liable in respect of responses you provide.
- If a question does not apply, write "Not applicable". Do not leave questions blank.
- Attach copies of all relevant documents and refer to them in your answers (for example, "See attached FENSA certificate dated [date]").
- Use consistent terminology and dates. If you give an approximate date, make that clear.
- If anything changes after you have completed the TA6 (up to exchange of contracts), notify us immediately so the buyer can be updated.
- Keep a copy of the completed form and all enclosures for your records.
- If space is insufficient, continue on a separate sheet clearly cross-referenced to the question number.

[*explanatory-notes-for-ta6-6th-edition.pdf*](#)

Documents to assemble now

Where available, please collate copies of the following:

- Title documents: Official copies of the register/plan; any deeds; transfer on your purchase.
- Planning and building control: Permissions, approvals, completion certificates, regularisation certificates, listed building consent and any other approvals.
- Installation certificates: FENSA/CERTASS (windows/doors), GasSafe (gas works), HETAS (solid fuel/wood burners), OFTEC (oil), NICEIC/NAPIT/ELECSA (electrical).
- Warranties/guarantees (and any insurance-backing): NHBC/LABC/Premier, damp/timber, roofing, double glazing, cavity wall insulation, solar PV/inverter, tanking, Japanese knotweed treatment plans, boiler.
- Insurance: Buildings insurance schedule and any claim correspondence (subsidence/heave/landslip/flood/escape of water).
- Environmental: Flood risk reports, radon test results/mitigation, mining/subsidence reports, asbestos reports (if any), EPC.

- Services/utilities: Details of private water supply or drainage (septic tank/cesspool/package treatment plant), service agreements, evidence of compliance with the General Binding Rules.
- Rights/charges: Wayleaves/easements, deeds of grant/alterations, rentcharge or estate management documents, covenants, management company information.
- Flats/leasehold (if applicable): Service charge/ground rent statements, buildings insurance schedule, fire risk assessment, Building Safety Act documentation (landlord and leaseholder certificates, remediation information), EWS1 if available.
- Tenancy/licence documents (if any occupant other than you): AST/licence, deposit protection details.
- Solar PV/renewables: Lease of roof/airspace (if any), Feed-in Tariff/SEG documentation, O&M manuals.
- Parking: Permits, allocation plan, title references to spaces/garages.
- Party wall: Any awards/agreements or correspondence.

Section-by-section guidance

The exact order and headings may vary slightly in the Fifth Edition. The following covers the core subject areas.

1. **Property and seller details**

- Confirm the property address and tenure (freehold/leasehold/commonhold). Provide title number(s) if known.
- If leasehold or commonhold, you will also be asked to complete the TA7 (Leasehold Information Form) or TA8 (Commonhold Information Form).

2. **Boundaries**

- Indicate which boundaries you understand to be yours to maintain. If unsure, say "Not known". Title plans show "general boundaries" only.
- Disclose any boundary changes, encroachments, moved fences/walls, or agreements (formal or informal) with neighbours about maintenance or positions.
- Provide details of any party walls or party structures and any notices or awards under the Party Wall etc. Act 1996.

3. **Disputes and complaints**

- Disclose any dispute, complaint, or issue with neighbours, the local authority, a management company or third parties, whether resolved or ongoing.
- "Dispute" is interpreted broadly and includes noise/anti-social behaviour complaints, boundary disagreements, letters/emails to or from you or authorities, and insurance or legal correspondence.
- Provide dates, parties involved, steps taken, outcomes and whether the issue has recurred.

4. **Notices and proposals**

- Include any notices or proposals affecting the property or nearby land: planning applications/permissions, enforcement notices, highways/traffic schemes, CPOs, compulsory works by utilities, tree preservation, proposed developments, and any neighbour notices (e.g. party wall).
- Attach copies or provide planning reference numbers.

5. **Alterations, planning and building control**

- List any alterations since construction: extensions, loft conversions, garage conversions, removal of load-bearing walls, chimneys, RSJs, window/door replacements, roof works, porches, conservatories, outbuildings, decking, flues/wood burners, EV charge points, solar/PV/thermal, heat pumps.
 - For each, state the date, contractor (if known), and permissions obtained. Attach planning permissions, building control approvals and completion certificates, listed building consents, lawful development certificates, and competent person scheme certificates.
 - If approvals were not obtained, do not suggest they were. Note “No approval obtained” or “Not known”. Do not approach the authority for retrospective consent without discussing first, as this can affect indemnity insurance options.
6. **Guarantees and warranties**
- Provide details, policy numbers, dates, coverage, and transferability. State whether any claims have been made.
 - Include NHBC/LABC/Premier (for newer homes), damp/timber, roofing, double glazing, cavity insulation, solar PV/inverter, tanking, Japanese knotweed treatment plans (insurance-backed if available), and boiler warranties.
7. **Insurance and claims history**
- State whether the property has been subject to insurance claims (e.g. subsidence, heave, landslip, flooding, escape of water).
 - Provide dates, nature of the claim, remedial works and whether the insurer imposed special terms, higher premiums or excesses.
8. **Environmental matters**
- **Flooding:** Disclose any flooding (river, coastal, surface water, groundwater, sewer) with dates, extent, frequency and remedial measures.
 - **Japanese knotweed:** Confirm whether the property or garden is affected, has been affected, or is currently subject to a treatment plan. If treated, supply the plan/warranty and completion certificates. If unsure, answer “Not known”.
 - **Radon:** If testing has been done, provide results and any mitigation measures (sumps/ventilation). If no testing, state “Not known”.
 - **Contamination/ground stability:** Disclose any known contamination, nearby landfill, mining (coal or other), or subsidence/settlement issues.
 - **Energy efficiency:** Provide the EPC if available; note any renewable installations and relevant tariff/SEG arrangements.
9. **Rights and informal arrangements**
- **Easements and rights:** rights of way, rights of drainage and services, shared access/driveways, rights of support or light. Provide deeds of grant or wayleave/licence agreements (e.g. for electricity poles/cables).
 - **Covenants and restrictions:** any obligations affecting use (e.g. no business use, pet restrictions, building line restrictions), estate regulations and consent requirements.
 - **Informal arrangements:** any verbal or neighbourly arrangements (e.g. parking, bin storage, shared garden use). Buyers need to know these are not legally binding unless documented.
10. **Parking**
- Clarify where you park, ownership of any garage/space, whether the right to park is legal (in the title) or by permit/licence only, and any restrictions or charges.

- Attach a plan if the space is allocated.
11. **Other charges**
- Disclose any estate rentcharge, service/maintenance charge, residents' association or management company fees, amenities charges (e.g. private road, communal areas).
 - Provide contact details for the management company/agent and the latest accounts/demands if available.
 - Note any chancel repair liability or similar historic liabilities if notified on title.
12. **Occupiers, tenancies and possession**
- State whether anyone over the age of 17 (other than you) occupies the property. If so, provide details.
 - If there is a tenancy or licence (e.g. AST, lodger), give full particulars, attach the agreement, and confirm arrangements for vacant possession on completion.
 - Lenders usually require adult occupiers to sign a consent to postpone any rights—please flag all occupiers.
13. **Services, utilities and heating**
- Confirm connections to mains gas, electricity, water, and foul drainage. If services are private, provide full details:
 - Water: source, treatment, maintenance arrangements, and any formal agreements if shared.
 - Drainage: septic tank/cesspool/package treatment plant—state installation date, discharge point, maintenance regime, and confirm compliance with the Environment Agency's General Binding Rules (no discharge from septic tanks to a watercourse).
 - Heating: gas boiler, oil/LPG tank (location, age, last service), electric heating, heat pump, solid fuel/wood burners (with HETAS certificate if installed post-2005).
 - Meters: location and whether smart meters are installed.
 - Provide recent service/maintenance records where available.
14. **Solar panels and other renewables**
- Confirm ownership. If panels are subject to a lease of the roof/airspace or a finance agreement, provide the lease/finance documents and contact details for the provider.
 - Provide Feed-in Tariff/Smart Export Guarantee details, MCS certificates and O&M manuals.
15. **Transaction information and inclusions**
- The TA6 may signpost the separate TA10 Fittings and Contents Form—complete that to confirm what is included/excluded.
 - If any items are on hire purchase/service contracts (e.g. alarm systems, water softeners), disclose and provide details.
 - If part of a chain or subject to timing constraints, note these in the appropriate section.
16. **Flats and building safety (if leasehold or part of a managed building)**
- Much leasehold detail sits in the TA7 form, but the TA6 will still ask high-level questions. Provide any available information relevant to:

- Fire safety assessments, known building safety issues and any remediation works.
- Building Safety Act 2022 status (for “relevant buildings”), and whether landlord and/or leaseholder certificates have been served.
- EWS1 form (if obtained) and any related reports.
- Recent or anticipated service charge demands related to safety works.

Accuracy, updates and consequences of incorrect answers

- The buyer is entitled to rely on your answers. Inaccurate or incomplete information can lead to claims for misrepresentation, including damages or rescission of the contract and a criminal conviction under S2 Fraud Act 2006.
- If you subsequently become aware that an answer was incorrect or circumstances change before exchange, inform us immediately so that an update can be issued to the buyer’s solicitor.

Practical tips

- Use clear, plain descriptions. If citing technical terms, explain briefly (for example, “regularisation certificate – retrospective building control approval”).
- Refer precisely to dates and addresses; cross-reference documents by title and date.
- Where evidence exists, provide it. Stating “approval obtained” without attaching proof is likely to result in queries.
- Do not approach authorities about missing consents before discussing, as that can limit indemnity insurance options that may otherwise be available.
- If an issue is historic and resolved (for example, a settled insurance claim), say so and provide closure documentation.

What we will do on receipt

Upon receipt of your completed TA6 and enclosures, Tennant Mickleburgh will:

- Review for completeness and consistency, and raise any clarifications.
- Collate the pack for issue to the buyer’s solicitors.
- Advise on any gaps (e.g. missing consents) and options to manage risk, such as obtaining documents or, where appropriate, considering title insurance.