

PRACTICE DIRECTION



HOME CHARTER
SCHEME

THE LAW SOCIETY OF
NORTHERN IRELAND



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PRACTICE DIRECTION 2018/1 ISSUED BY THE COUNCIL OF THE LAW SOCIETY OF NORTHERN IRELAND IN RELATION TO FLOODING ISSUES

Issued by the Council of the Law Society of Northern Ireland with effect from **28th March 2018** and pursuant to Regulations 8 and 18 of the Solicitors' Practice Regulations 1987.

Explanatory Note: The Society is seeking to clarify the obligations of both the vendor's solicitor and the purchaser's solicitor when advising clients in relation to flooding issues, including the use of the Flood Maps (NI) website.

Practice Direction 2018/1

1. The vendor's solicitor should advise the vendor to complete Reply 15.5 of the Society's Replies to Pre-Contract Enquiries. This Reply is a question of fact within the period of ownership of the vendor. If the answer to Reply 15.5 is "yes" then the purchaser's solicitor should advise the purchaser that the matter be referred to the purchaser's surveyor to make further enquiries.
2. The purchaser's solicitor's retainer letter should state that the purchaser's solicitor does not deal with flooding issues other than to obtain the vendor's response to Reply 15.5 and to disclose that reply to the purchaser. If the purchaser has any concerns in relation to flooding, including the use of the Flood Maps (NI) website, they should instruct a surveyor.