

# Material Information Parts B & C Factsheet and Checklist

## Introduction

On 30 November 2023, the National Trading Standards Estate and Lettings Team (NTSELAT) launched Material Information Parts B and C. This guidance sits alongside the Part A updates in May 2022. Collectively, it's the most comprehensive guidance issued by government on how to comply with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) since the repeal of the Property Misdescriptions Act over a decade ago.

You can read NTSELAT's full guidance for sales (35 pages) and lettings (26 pages) on their website [here](#), but we've created this factsheet and checklist to:

- Give you an overview of everything that's required in a simple bite-sized document
- Show you how to update your property listings on Rightmove

We have been building several new fields for Parts B and C and these are now ready for testing with software providers. These fields will be displayed on Rightmove by the end of Q2 2024. In the meantime, we would advise you to include the relevant information in the property description. Further details are provided below about the specific fields we have been building.

## Material Information Part B

### 1. Physical characteristics of the property

This new section includes three sub-sections:

- a) Property type
- b) Construction type
- c) Number and type of rooms

## A. Property type

This includes the property type information that you're already including in your listings – whether the property is a detached or semi-detached house, a flat or bungalow etc.

However, if the property forms part of a larger building (e.g. an apartment in a block of flats), the floor level where the property is located should also be stated.

Details should also be given if the property is located above a commercial premises as this may impact the property's mortgage availability.

### *How to update your listings on Rightmove*

*No change here, keep doing what you're doing.*

*Simply upload your properties as normal, either through your software provider that uses Rightmove's Real Time Data Feed (RTDF) or New Homes Feed (NHF), or via Rightmove Plus, and select the appropriate property type. Any other details should be added to the property description.*

## B. Construction type

Information must be provided about a property's construction type as this can also impact its mortgage availability and present hidden costs (e.g. the cost to repair or replace a thatched roof).

Some examples of different construction types include prefabricated buildings and non-traditional building methods such as wattle and daub, cob, pre-cast and cast in situ concrete, and timber or metal frame construction.

### *How to update your listings on Rightmove*

*If known and not a standard construction type, add this information to the property description and include any relevant images.*

## C. Number and type of rooms

Your listings must include an accurate description about the number and type of rooms.

Minimum sizes for bedrooms can vary between the devolved nations, so please check the local authority's website for more information.

## How to update your listings on Rightmove

*It's always best to add a floorplan to your listing. We also recommend updating the room fields in your listings and/or add further details to the property description.*

### 2. Utilities

You need to include the following information and whether it's currently connected or not:

- Source/s of heating (including any communal heating facilities)
- Primary source of electricity supply
- Primary source of water supply
- Primary arrangement for sewerage
- Broadband connection
- Mobile signal/coverage

## How to update your listings on Rightmove

*Please add this information in your property description.*

*Some options already exist in our RTDF, NHF and in Rightmove Plus for sources of heating but these don't currently display on-site.*

*If you upload properties via a software provider using our RTDF or NHF, we're adding some new fields to facilitate the new guidance. These are ready for testing with software providers, but these fields will not show on the Rightmove site until Q2 2024.*

### 3. Parking

You must provide information about available parking at the property.

Some common examples include whether the property has a driveway, a garage or a communal car park and the number of available parking spaces.

If there's an additional cost for parking or a permit is required, these details must be provided, as well as information about the parking's proximity to the property.

## How to update your listings on Rightmove

*Please add this information in your property description.*

*Options already exist in our RTDF, NHF and in Rightmove Plus for certain parking facilities but these don't currently display on-site.*

*If you upload properties via a software provider using our RTDF or NHF, we're adding some new fields to facilitate the new guidance. These are ready for testing with software providers, but these fields will not show on the Rightmove site until Q2 2024.*

*Don't forget to include images of any parking facilities as this will help potential buyers or tenants to visualise the available parking and alleviate any parking concerns.*

## **Material Information Part C**

### **1. Building safety**

Building safety issues can involve additional costs for repair, affect mortgage availability, and the availability of insurance products. Therefore, any known building safety issues, as well as any planned or required remediation works, must be stated in your listings.

Some examples include, but are not limited to, the presence of unsafe cladding, asbestos or subsidence. It's important to signpost potential buyers or tenants to the relevant guidance and/or additional information about any building safety issues.

It's also important to provide information about any additional charges such as Waking Watch costs.

### ***How to update your listings on Rightmove***

*We recommend that you add any relevant building safety information to the property description.*

*We also advise agents to upload any documents or certificates that could alleviate any potential buyers or tenants' concerns, such as relevant EWS1 forms for cladding.*

### **2. Rights and restrictions**

You must include any known restrictions that relate to the property, including its listed building status or any restrictive covenants such as any restrictions on resale, restrictions on use, or restricted use of land.

Important questions to ask the vendor include:

- Is the property listed?
- Are there any restrictions such as restrictive covenants or is the property in a conservation area or area of outstanding natural beauty?
- Are there any private rights of way such as easements, servitudes, or wayleaves?
- Are there any public rights of way across the property or its boundary?

All this information should be added to your listings.

## **How to update your listings on Rightmove**

*If applicable, please add any information about rights and restrictions to your property description.*

*Our RTDF has been updated to facilitate these requirements with options if any rights or restrictions exist. Our NHF will be updated soon. These updates are ready for testing with software providers, but these fields will not show on the Rightmove site until Q2 2024.*

### **3. Flood and erosion risk**

You must include any known risk of flooding or actual flooding history at the property, and any known risk of coastal erosion affecting the property and its boundary.

Important questions to ask the vendor include:

- Has the property been flooded in the last 5 years?
- What are the sources of risk? E.g. nearby river, the sea or ground water levels.
- Are there any flooding or sea defences at the property?

## **How to update your listings on Rightmove**

*If applicable, please add any information about flood and/or erosion risks to your property description.*

*Our RTDF has been updated with fields to facilitate these requirements, which are ready for testing with software providers. Our NHF will be updated soon. These fields will not show on the Rightmove site until Q2 2024.*

## 4. Planning permission and development proposals

Is there any existing planning permission for the property itself or any planned local developments that will affect the property such as a new housing development nearby?

If so, all known information should be added to your listings.

### *How to update your listings on Rightmove*

*If applicable, simply add this information to the property description.*

## 5. Property accessibility and adaptations

It's important to provide accessibility information such as:

- Step-free access from the street to inside the property and whether the property includes any accessibility ramps or lifts.
- The presence of a wet room, level access shower, lateral living layout and/or wheelchair accessible doors etc.

### *How to update your listings on Rightmove*

*If applicable, simply add this information to your property description.*

*Options already exist in our RTDF and in Rightmove Plus for certain accessibility features, but these don't currently display on-site.*

*Our RTDF has been updated to expand the list of accessibility options available to select, which are ready for testing with software providers. Our NHF will be updated soon. These fields will not show on the Rightmove site until Q2 2024.*

*As these property features can be quite rare, but sought-after by home movers with accessibility needs, we also recommend highlighting them in your summary description and include them in your key features to help home-movers find your listing in their search results. Great quality photos, accurate floor plans, videos and virtual tours are also essential for this audience.*

*To learn more about how to help tenants with accessibility needs find the right home, [read our article and download the Accessibility Guide here.](#)*

## 6. Coalfield or Mining Area

If known, your listing must inform potential buyers or tenants if the property is situated on a coalfield or is directly impacted by the effect of other mining activity as this may impact the property's mortgage availability and the availability of insurance products.

You can obtain information about coal mining and non-coal related mining activity from The Coal Authority and the British Geological Survey:

- [Coal mining interactive map](#)
- [Non-coal mining plans](#)
- [Search for mining plans](#)

### ***How to update your listings on Rightmove***

*Any information relating to coal and non-coal mining activity should be added to your property description.*



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# Handy Checklist

Here's a checklist you can use for your property listings on Rightmove:

NTSELAT Requirement	How to update on Rightmove	
	RTDF/NHF fields	Rightmove Plus fields
<b>Part A</b>		
<input type="checkbox"/> Council Tax/Rates	<ul style="list-style-type: none"> <li>Council Tax Band</li> <li>Rates <i>(Northern Ireland)</i></li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> </ul>
<input type="checkbox"/> Price or Rent	<ul style="list-style-type: none"> <li>Price</li> <li>Rent frequency</li> <li>Price qualifier</li> </ul>	<ul style="list-style-type: none"> <li>Price</li> <li>Payable</li> <li>Price qualifier</li> </ul>
<input type="checkbox"/> Tenure (for leasehold sales)	<ul style="list-style-type: none"> <li>Tenure type</li> <li>Tenure unexpired years</li> <li>Ground Rent and review period</li> <li>Service Charge</li> </ul>	<ul style="list-style-type: none"> <li>Tenure</li> </ul>
<input type="checkbox"/> Security Deposit (for let properties)	<ul style="list-style-type: none"> <li>Deposit</li> </ul>	<ul style="list-style-type: none"> <li>Deposit</li> </ul>
<b>Part B</b>		
<input type="checkbox"/> Property Type	<ul style="list-style-type: none"> <li>Property type</li> <li>Property description</li> </ul>	<ul style="list-style-type: none"> <li>Property type</li> <li>Property description</li> </ul>
<input type="checkbox"/> Property Construction	<ul style="list-style-type: none"> <li>Property description</li> <li>Photos</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> <li>Photos</li> </ul>
<input type="checkbox"/> Number and type of rooms	<ul style="list-style-type: none"> <li>Room name</li> <li>Room description</li> <li>Room length</li> <li>Room width</li> <li>Room dimension unit or text</li> <li>Property description</li> <li>Floorplans</li> <li>Photos</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> <li>Floorplans</li> <li>Photos</li> </ul>
<input type="checkbox"/> Utilities:	<ul style="list-style-type: none"> <li>Water supply</li> <li>Electricity supply</li> <li>Sewerage</li> <li>Heating</li> <li>Broadband</li> <li>Mobile signal</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> <li>Water supply</li> <li>Electricity supply</li> <li>Sewerage</li> <li>Heating</li> <li>Broadband</li> <li>Property description</li> <li>Heating</li> </ul>
<input type="checkbox"/> Parking	<ul style="list-style-type: none"> <li>Property description</li> <li>Parking</li> <li>Photos</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> <li>Parking</li> <li>Photos</li> </ul>



# Handy Checklist

	NTSELAT Requirement	How to update on Rightmove	
		RTDF/NHF fields	Rightmove Plus fields
<b>Part C</b>			
<input type="checkbox"/>	Building safety	<ul style="list-style-type: none"> <li>Property description</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> </ul>
<input type="checkbox"/>	Rights and restrictions	<ul style="list-style-type: none"> <li>Property description</li> <li>Restrictions</li> <li>Required access</li> <li>Rights of way</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> </ul>
<input type="checkbox"/>	Flood and erosion risk	<ul style="list-style-type: none"> <li>Property description</li> <li>Flooded in the last 5 years</li> <li>Source of flooding</li> <li>Flood defences</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> </ul>
<input type="checkbox"/>	Planning permissions and development proposals	<ul style="list-style-type: none"> <li>Property description</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> </ul>
<input type="checkbox"/>	Property accessibility and adaptations	<ul style="list-style-type: none"> <li>Summary description</li> <li>Keywords</li> <li>Property description</li> <li>Accessibility</li> <li>Photos</li> <li>Floorplans</li> <li>Additional media</li> </ul>	<ul style="list-style-type: none"> <li>Summary description</li> <li>Keywords</li> <li>Property description</li> <li>Accessibility</li> <li>Photos</li> <li>Floorplans</li> <li>Additional media</li> </ul>
<input type="checkbox"/>	Coalfield or mining area	<ul style="list-style-type: none"> <li>Property description</li> </ul>	<ul style="list-style-type: none"> <li>Property description</li> </ul>

**Key:**  Available now

Coming soon