Energy Act 2011

2011 CHAPTER 16

PART 1

ENERGY EFFICIENCY

CHAPTER 1

GREEN DEAL

Disclosure of green deal plan etc

12 Disclosure of green deal plan etc in connection with sale or letting out

(1) This section applies where—

(a) a green deal property, or a lease of such a property, is to be sold, or

(b) a green deal property is to be let out—

(i) under a tenancy or licence agreement, and

(ii) on the basis that the prospective tenant or licensee is to be liable for paying the energy bills for the property.

(2) The seller or prospective landlord or licensor must, in relation to the document, or each document, required to be produced or updated as mentioned in section 8(4)—

(a) obtain the document or, if the requirement to produce or update the document has not yet been complied with, produce a document containing the same information in connection with the green deal plan as that document would have contained, and

(b) provide the document free of charge to any prospective buyer, tenant or licensee at the specified time.

(3) An obligation under subsection (2) may be discharged by an agent.

(4) For the purposes of subsection (2) a person becomes a prospective buyer, tenant or licensee in relation to a property when the person—

(a) requests any information about the property from the seller, prospective landlord or licensor or an agent for the purpose of deciding whether to buy or let the property,

(b) makes a request to view the property for the purpose mentioned in paragraph (a), or

(c) makes an offer, whether oral or written, to buy or let the property.

(5) For the purposes of this section—

(a) an agent is a person acting on behalf of a seller or prospective landlord or licensor in the sale or letting out of a property;

(b) a property is a green deal property if there is a green deal plan in respect of the property and payments are still to be made under that plan;

(c) specified, in relation to a time, means specified in regulations made by the Secretary of State.

(6) The Secretary of State may make regulations specifying cases or circumstances in which subsection (2) does not apply.

Commencement Information

I1 S. 12 in force at 21.3.2012 for specified purposes by S.I. 2012/873, **art. 3(1)(c)**(2)

I2 S. 12 in force at 28.1.2013 in so far as not already in force by S.I. 2013/125, **art. 2(c)**

Changes to legislation:
There are currently no known outstanding effects for the Energy Act 2011, Section 12.