

---

STATUTORY INSTRUMENTS

---

**2007 No. 991**

**BUILDING AND BUILDINGS,  
ENGLAND AND WALES**

**The Energy Performance of Buildings (Certificates and  
Inspections) (England and Wales) Regulations 2007**

*Made - - - - 23rd March 2007*

*Laid before Parliament 29th March 2007*

*Coming into force in accordance with regulation*

**THE ENERGY PERFORMANCE OF BUILDINGS  
(CERTIFICATES AND INSPECTIONS)  
(ENGLAND AND WALES) REGULATIONS 2007**

PART 1

1. Citation, application, extent and commencement
2. Interpretation
3. Meaning of “prospective buyer or tenant”

PART 2

4. Application of Part 2
5. Energy performance certificates on sale and rent
6. Providing energy information with particulars
7. Buildings to be demolished
8. Amendments relating to energy performance certificates on construction
9. Construction of Crown and statutory undertakers’ buildings
10. Recommendation reports
11. Energy performance certificates
12. Production of copies of energy performance certificates
13. Electronic production of energy performance certificates
14. Purposes for which certificates and recommendation reports may be disclosed

### PART 3

15. Interpretation of Part 3
16. Duties relating to display energy certificates and advisory reports
17. Display energy certificates
18. Changes in occupier etc
19. Advisory reports

### PART 4

20. Application and interpretation of Part 4
21. Inspections of air-conditioning systems
22. Reports
23. Keeping of records etc
24. Changes of relevant person

### PART 5

25. Accreditation schemes
26. Related party disclosures
27. Duty of care
28. Right to copy documents
29. Meaning of energy assessment

### PART 6

30. Interpretation of Part 6
31. Registration of certificates etc
32. Fees for entering onto register
33. Disclosures generally
34. Disclosures with reference number
35. Disclosures to approved accreditation schemes
36. Disclosures to enforcement authorities
37. Disclosures to the Secretary of State

### PART 7

38. Enforcement authorities
39. Power to require production of documents
40. Penalty charge notices
41. Penalties under Housing Act 2004
42. Defence where energy performance certificate unobtainable
43. Penalty amount
44. Reviews
45. Appeal to the county court
46. Recovery of penalty charges
47. Service of documents
48. Offences relating to enforcement officers

### PART 8

49. Application to the Crown

50. Duty to cooperate  
Signature

\_\_\_\_\_

SCHEDULE 1 — Commencement

SCHEDULE 2 — Amendments relating to energy performance certificates on construction

Explanatory Note