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STATUTORY INSTRUMENTS

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**2007 No. 991**

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

**PART 2**

Duties relating to energy performance certificates

**Providing energy information with particulars**

**Providing energy information with particulars**

- 6.—(1) Subject to regulation 7, this regulation applies where—
- (a) a building is to be sold or rented out in circumstances where section 155(1) or 159(2) of the Housing Act 2004 imposes a duty on any person in relation to that building;
  - (b) written particulars about the building are prepared for the purpose of providing information about the building to persons who may be interested in buying or renting the building; and
  - (c) the written particulars are given to such a person by—
    - (i) the relevant person; or
    - (ii) another person on his behalf.
- (2) The person giving the particulars must ensure that—
- (a) the particulars include the asset rating of the building expressed in the way required by regulation 11(1)(a); or
  - (b) a copy of an energy performance certificate for the building is attached to the particulars.
- (3) In this regulation—
- “written particulars” means any written description of the property which includes at least two of the following—
- (a) a photograph of the building or any room in the building;
  - (b) a floor plan of the building; or
  - (c) a description of the size of the rooms in the building,
- and a reference to giving particulars includes a reference to giving or making available particulars electronically.