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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**

**Buildings to be demolished**

**Buildings to be demolished**

7.—(1) Regulations 5 and 6 do not apply in relation to a dwelling which is to be sold or rented out where the relevant person can demonstrate that—

- (a) the dwelling is suitable for demolition;
- (b) the resulting site is suitable for redevelopment;
- (c) all the relevant planning permissions, listed building consents, and conservation area consents exist in relation to the demolition; and
- (d) in relation to the redevelopment—
  - (i) either outline planning permission or planning permission exists, or both; and
  - (ii) where relevant, listed building consent exists.

(2) Regulation 5 does not apply in relation to any prospective buyer or tenant of a building other than a dwelling which is to be sold or rented out where—

- (a) the relevant person can demonstrate that—
  - (i) the building is to be sold or rented out with vacant possession;
  - (ii) the building is suitable for demolition; and
  - (iii) the resulting site is suitable for redevelopment; and
- (b) the relevant person believes on reasonable grounds that the prospective buyer or tenant intends to demolish the building.

(3) In this regulation, “outline planning permission” has the same meaning as in article 1(2) of the Town and Country Planning (General Development Procedure) Order 1995(1).

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(1) S.I. 1995/419, there are amendments not relevant to these Regulations.