Energy performance certificates

29.—(1) This regulation applies where—

(a) a building is erected; or

(b) a building is modified so that it has a greater or lesser number of parts designed or altered for separate use than it previously had, where the modification includes the provision or extension of any of the fixed services for heating, hot water, air conditioning or mechanical ventilation.

(2) The person carrying out the work shall—

(a) give an energy performance certificate for the building to the owner of the building; and

(b) give to the local authority notice to that effect, including the reference number under which the energy performance certificate has been registered in accordance with regulation 30(4).

(3) The energy performance certificate and notice shall be given not later than five days after the work has been completed.

(4) An energy performance certificate must—

(a) express the asset rating of the building in a way approved by the Secretary of State under regulation 24;

(b) include a reference value such as a current legal standard or benchmark;

(c) be issued by an energy assessor who is accredited to produce energy performance certificates for that category of building; and

(d) include the following information—

   (i) the reference number under which the certificate has been registered in accordance with regulation 30(4);

   (ii) the address of the building, or in the case of a portable building the address of the owner;

   (iii) an estimate of the total useful floor area of the building;

   (iv) the name of the energy assessor who issued it;

   (v) the name and address of the energy assessor’s employer, or, if self-employed, the name under which the assessor trades and the assessor’s address;

   (vi) the date on which it was issued; and

(1) Regulation 9 of S.I. 2007/991 contains a requirement to provide an energy performance certificate five days after the completion of construction work on certain buildings exempt from these Regulations.
(vii) the name of the approved accreditation scheme of which the energy assessor is a member.

(5) The energy performance certificate must be accompanied by a recommendation report containing recommendations for the improvement of the energy performance of the building, issued by the energy assessor who issued the energy performance certificate.

(6) Certification for apartments or units designed or altered for separate use in blocks may be based—

(a) except in the case of a dwelling, on a common certification of the whole building for blocks with a common heating system; or

(b) on the assessment of another representative apartment or unit in the same block.

(7) Where—

(a) a block with a common heating system is divided into parts designed or altered for separate use; and

(b) one or more, but not all, of the parts are dwellings, certification for those parts which are not dwellings may be based on a common certification of all the parts which are not dwellings.