
STATUTORY INSTRUMENTS

2012 No. 3118

**BUILDING AND BUILDINGS,
ENGLAND AND WALES**

The Energy Performance of Buildings
(England and Wales) Regulations 2012

Made - - - - 17th December 2012

Laid before Parliament 19th December 2012

Coming into force 9th January 2013

**THE ENERGY PERFORMANCE OF BUILDINGS
(ENGLAND AND WALES) REGULATIONS 2012**

PART 1

Introductory

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

PART 2

Duties relating to Energy Performance Certificates

5. Application of Part 2
6. Energy performance certificates on sale and rent
7. Energy performance certificates on marketing
8. Buildings to be demolished
9. Energy performance certificates
10. Display of energy performance certificates
11. Statement of energy performance indicator
12. Production of copies of energy performance certificates
13. Electronic production of energy performance certificates

Status: This is the original version (as it was originally made).

PART 3

Display Energy Certificates

14. Duties relating to display energy certificates and recommendation reports
15. Display energy certificates
16. Change of occupier

PART 4

Inspection of Air-conditioning systems

17. Application and interpretation of Part 4
18. Inspections of air-conditioning systems
19. Reports
20. Keeping of records etc
21. Changes of relevant person

PART 5

Energy Assessors

22. Accreditation schemes
23. Related party disclosures
24. Duty of care
25. Right to copy documents
26. Meaning of energy assessment

PART 6

Registration and Disclosure of Data Relating to Certificates and Reports

27. Registration of certificates etc
28. Fees for entering data onto register
29. Disclosure of data: general
30. Disclosure of general access data
31. Disclosure of bulk access data
32. Disclosure by keeper of register
33. Fee for disclosure of bulk access data

PART 7

Enforcement

34. Enforcement authorities
35. Power to require production of documents
36. Penalty charge notices
37. Defence when energy performance certificate unobtainable
38. Penalty amount
39. Reviews
40. Appeal to the county court
41. Recovery of penalty charges
42. Service of documents
43. Offences relating to enforcement officers

PART 8

Miscellaneous

- 44. Application to the Crown
- 45. Duty to cooperate
- 46. Revocations
- 47. Review
Signature

SCHEDULE 1 —

PART 1

PART 2

SCHEDULE 2 — Meanings of small, medium and large data packs

PART 1 — Energy Performance Certificates

- 1. In this Part, “residential property” means premises in England and...
- 2. For data from which an energy performance certificate for a...
- 3. For data from which an energy performance certificate for a...

PART 2 — Display Energy Certificates

- 4. For data from which a display energy certificate may be...

PART 3 — Air-conditioning Inspection Reports

- 5. For data from which an inspection report may be produced—...

SCHEDULE 3 — Revocation of Regulations

Explanatory Note