Recommendation reports

4. — (1) In these Regulations, a “recommendation report” means recommendations made by an energy assessor for the cost-effective improvement of the energy performance of a building or building unit.

(2) A recommendation report made on or after 9th January 2013 must include—

(a) recommended cost-effective measures that could be carried out in connection with a major renovation of the building envelope or technical building systems;

(b) recommended cost-effective measures for individual building elements that could be carried out without the necessity for a major renovation of the building envelope or technical building systems;

(c) an indication as to how the owner or tenant can obtain more detailed information about improving the energy efficiency of the building, including more detailed information about the cost-effectiveness of the recommendations; and

(d) information on the steps to be taken to implement the recommendations.

(3) Any cost-effective measure which the energy assessor recommends must be technically feasible for the building to which the recommendation report relates.

(4) A recommendation report made on or after 9th January 2013 ceases to be valid at the end of the following periods—

(a) for a report which is included in an energy performance certificate, ten years from the date of that certificate;

(b) for a report which is required to be held in respect of the building under regulation 14(3) (a)—

(i) where the nominated date applying to the report is before 9th January 2013, seven years, or

(ii) where the nominated date applying to the report is on or after 9th January 2013, ten years.

(5) In this regulation—

(a) “building envelope” has the meaning given in regulation 29A(4) of the Building Regulations 2010(1).

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(1) Regulation 29A is inserted into the Building Regulations 2010 by regulation 19 of the Building Regulations etc. (Amendment) Regulations 2012, S.I. 2012/3119.
(b) “major renovation” means the renovation of a building where more than 25% of the surface area of the building envelope undergoes renovation; and

(c) “technical building systems” means technical equipment for the heating, cooling, ventilation, hot water, lighting (or for any combination thereof) of a building or building unit.