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DRAFT STATUTORY INSTRUMENTS

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**2015 No.**

**The Energy Efficiency (Private Rented Property)  
(England and Wales) Regulations 2015**

**PART 2**

**Tenants' energy efficiency improvements**

**CHAPTER 3**

**Exemptions**

**Consent exemption**

**15.** Regulations 10(1) and 11(1) do not require a landlord, or a superior landlord (as the case may be), to consent to the making of a relevant energy efficiency improvement specified in a tenant's request where, despite reasonable efforts by the landlord, or the superior landlord (as the case may be), any third party consent has been—

- (a) refused, or
- (b) granted subject to a condition with which the landlord, or the superior landlord (as the case may be), cannot reasonably comply.

**Devaluation exemption**

**16.** Regulations 10(1) and 11(1) do not require a landlord, or a superior landlord (as the case may be), to consent to the making of—

- (a) a relevant energy efficiency improvement, or
- (b) a combination of two or more relevant energy efficiency improvements,

specified in a tenant's request where a report prepared by an independent surveyor states that the relevant energy efficiency improvement, or combination of relevant energy efficiency improvements (as the case may be), would result in a reduction of more than 5% in the market value of the domestic PR property, or of the building of which it forms part.