Duties relating to display energy certificates and recommendation reports

14.—(1) This regulation applies on and after the specified date to buildings occupied by public authorities and frequently visited by the public.

(2) In this regulation the specified date is—
   (a) for buildings with a total useful floor area of over 500m², 9th January 2013; and
   (b) for buildings with a total useful floor area of between 250m² and less than 500m², 9th July 2015.

(3) Every occupier of a building to which this regulation applies must—
   (a) have in its possession or control at all times a valid recommendation report relating to the building unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force; and
   (b) display at all times a valid display energy certificate in a prominent place clearly visible to members of the public who visit the building.

(4) A display energy certificate for a building to which this regulation applies is valid for the following period—
   (a) 12 months beginning with the nominated date where the total useful floor area of the building is over 1,000m²; or
   (b) 10 years beginning with the nominated date in the case of any other building.

Display energy certificates

15. A display energy certificate must—
   (a) subject to regulation 16, express the operational rating of the building in a way approved by the Secretary of State under regulation 24 of the Building Regulations 2010;
   (b) show the operational ratings for the building which were expressed in any certificates displayed by the occupier during the two years before the nominated date;
   (c) include a reference value such as a current legal standard or benchmark;
   (d) be issued by an energy assessor who is accredited to produce display energy certificates for that category of building;
   (e) include the following information—
(i) the reference number under which the set of data from which the certificate may be produced has been entered onto the register in accordance with regulation 27;
(ii) the address of the building;
(iii) 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 he is self-employed, the name under which he trades and his address;
(vi) the date on which it was issued;
(vii) the nominated date; and
(viii) the name of the approved accreditation scheme of which the energy assessor is a member.

Change of occupier

16. Regulation 15(a) does not apply in relation to a display energy certificate which is displayed by an occupier of a building at any time before that occupier has been in occupation of the building for 15 months.