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## STATUTORY INSTRUMENTS

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**2014 No. 952**

### **ENERGY**

#### **The Energy Efficiency (Building Renovation and Reporting) Regulations 2014**

*Made - - - - 8th April 2014*

*Laid before Parliament 9th April 2014*

*Coming into force in accordance with regulation 1*

The Secretary of State makes the following Regulations in exercise of the powers conferred by section 2(2) of, and paragraph 1A(1) of Schedule 2 to, the European Communities Act 1972 <sup>F1</sup> (“the 1972 Act”).

The Secretary of State is a Minister designated <sup>F2</sup> for the purpose of section 2(2) of the 1972 Act in relation to energy and energy sources. These Regulations make provision for a purpose mentioned in section 2(2) of the 1972 Act and it appears to the Secretary of State that it is expedient for the reference in these Regulations to Annexes I and II to Directive 2012/27/EU<sup>F3</sup> of the European Parliament and of the Council on energy efficiency to be construed as a reference to these Annexes as amended from time to time.

**F1** 1972 c.68; section 2(2) of the 1972 Act was amended by section 27(1)(a) of the [Legislative and Regulatory Reform Act 2006 \(c.51\)](#) and by Part 1 of the Schedule to the [European Union \(Amendment\) Act 2008 \(c.7\)](#); paragraph 1A(1) of Schedule 2 to the 1972 Act was inserted by section 28 of the Legislative and Regulatory Reform Act 2006 and subsequently amended by Part 1 of the Schedule to the European Union (Amendment) Act 2008. There have been other amendments which are not relevant.

**F2** [S.I. 2010/761](#).

**F3** OJ No L 315, 14.11.2012, p1.

#### **Citation and commencement**

1.—(1) These Regulations may be cited as the Energy Efficiency (Building Renovation and Reporting) Regulations 2014.

(2) With the exception of regulation 4(b), these Regulations come into force on 30th April 2014.

(3) Regulation 4(b) comes into force on 5th June 2014.

## Interpretation

### 2. In these Regulations—

“building” means a roofed construction having walls, for which energy is used to condition the indoor climate;

“Commission” means the Commission of the European Union;

“Directive” means Directive 2012/27/EU of the European Parliament and of the Council on energy efficiency;

“long-term strategy” means a strategy which extends beyond 2020;

“national energy efficiency action plan” means a written plan containing the information specified in—

(a) the second and third sentences of Article 24(2) of the Directive, and

(b) Part 2 of Annex XIV to the Directive;

“other competent authorities” means the—

(a) Northern Ireland departments,

(b) Scottish Ministers, and

(c) Welsh Ministers.

## Building renovation strategy

**3.—**(1) The Secretary of State must by 30th April 2014, after consultation with the other competent authorities, establish and publish a long-term strategy for stimulating investment in the renovation of residential and commercial buildings in the United Kingdom (the “building renovation strategy”).

(2) The building renovation strategy must contain the information specified in paragraphs (a) to (e) of Article 4 of the Directive.

(3) A copy of the building renovation strategy must be included in the national energy efficiency action plan submitted to the Commission in accordance with regulation 5(a).

<sup>F4</sup>(4) .....

<sup>F5</sup>(5) .....

**F4** Reg. 3(4) omitted (28.10.2021) by virtue of [The Renewable Energy, Energy Efficiency and Motor Fuel Emissions \(Miscellaneous Amendments\) \(EU Exit\) Regulations 2021 \(S.I. 2021/1115\)](#), regs. 1, **5(2)**

**F5** Reg. 3(5) omitted (28.10.2021) by virtue of [The Renewable Energy, Energy Efficiency and Motor Fuel Emissions \(Miscellaneous Amendments\) \(EU Exit\) Regulations 2021 \(S.I. 2021/1115\)](#), regs. 1, **5(2)**

## Annual reports and statistics

<sup>F6</sup>**4.** .....

**F6** Reg. 4 omitted (28.10.2021) by virtue of [The Renewable Energy, Energy Efficiency and Motor Fuel Emissions \(Miscellaneous Amendments\) \(EU Exit\) Regulations 2021 \(S.I. 2021/1115\)](#), regs. 1, **5(3)**

## National energy efficiency action plans

**5.** The Secretary of State must, after consultation with the other competent authorities, submit to the Commission a national energy efficiency action plan—

(a) by 30th April 2014; <sup>F7</sup>...

<sup>F7</sup>(b) .....

**F7** Reg. 5(b) and word omitted (28.10.2021) by virtue of [The Renewable Energy, Energy Efficiency and Motor Fuel Emissions \(Miscellaneous Amendments\) \(EU Exit\) Regulations 2021 \(S.I. 2021/1115\)](#), regs. 1, **5(4)**

### [<sup>F8</sup>Long-term renovation strategy

**5A.**—(1) The Secretary of State must, after consultation with the other competent authorities, establish a long-term renovation strategy to support the renovation of residential and non-residential buildings into highly energy efficient and decarbonised building stock by 2050 (“long-term renovation strategy”).

(2) The long-term renovation strategy must contain the information specified in Article 2a(1)(a) to (g) and (2) of [Directive 2010/31/EU](#) of the European Parliament and of the Council of 19 May 2010 on the energy performance of buildings.

(3) To support the mobilisation of investments into renovation as part of the long-term renovation strategy, the Secretary of State and other competent authorities must facilitate access to appropriate mechanisms for—

- (a) the aggregation of projects, including by investment platforms or groups, and by consortia of small and medium-sized enterprises, to enable investor access as well as packaged solutions for potential clients;
- (b) the reduction of the perceived risk of energy efficiency operations for investors and the private sector;
- (c) the use of public funding to leverage additional private-sector investment or address specific market failures;
- (d) guiding investments into an energy efficient public building stock, in line with the practitioners’ guide published by Eurostat and the European Investment Bank in May 2018; and
- (e) accessible and transparent advisory tools, such as one-stop-shops for consumers.

(4) Before submission of the long-term renovation strategy to the Commission in accordance with paragraph (6), the Secretary of State must carry out a public consultation.

(5) The Secretary of State must annex the following to the long-term renovation strategy—

- (a) details on the implementation of the most recent long-term renovation strategy submitted in accordance with paragraph (6), if any, including planned policies and actions;
- (b) a summary of the public consultation results.

(6) The long-term renovation strategy must be submitted to the Commission as part of the integrated national energy and climate plan referred to in Article 3 of Regulation (EU) 2018/1999 of the European Parliament and of the Council of 11 December 2018 on the Governance of the Energy Union and Climate Action.

(7) In this regulation, “Eurostat” means the statistical office of the European Union.

**F8** Regs. 5A-5C inserted (24.6.2020) by [The Energy Efficiency \(Building Renovation and Reporting\) \(Amendment\) Regulations 2020 \(S.I. 2020/563\)](#), regs. 1(2), **2(2)** (with reg. 1(3))

### Financial measure for energy efficiency improvements

**5B.**—(1) The Secretary of State and other competent authorities must link their financial measures for energy efficiency improvements in the renovation of buildings to the targeted or achieved energy savings.

(2) This must be done using the results of a relevant, transparent and proportionate method that shows the improvement in energy performance.

**F8** Regs. 5A-5C inserted (24.6.2020) by [The Energy Efficiency \(Building Renovation and Reporting\) \(Amendment\) Regulations 2020 \(S.I. 2020/563\)](#), regs. 1(2), **2(2)** (with reg. 1(3))

### Information via advisory tools

**5C.**—(1) The Secretary of State and other competent authorities must provide information to the owners or tenants of buildings on—

- (a) energy performance certificates, including their purpose and objectives;
- (b) cost-effective measures; and
- (c) where appropriate, financial instruments

to improve the energy performance of those buildings.

(2) The Secretary of State and other competent authorities must provide information to the owners or tenants of buildings on the replacement of fossil fuel boilers with more sustainable alternatives.

(3) The information referred to in paragraphs (1) and (2) must be provided through accessible and transparent advisory tools such as renovation advice and one-stop-shops.

(4) In this regulation, “energy performance certificate” has in relation to—

- (a) England and Wales, the meaning given in regulation 2(1) of the Energy Performance of Buildings (England and Wales) Regulations 2012;
- (b) Northern Ireland, the meaning given in regulation 2(1) of the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008;
- (c) Scotland, the meaning given in regulation 2(1) of the Energy Performance of Buildings (Scotland) Regulations 2008.]

**F8** Regs. 5A-5C inserted (24.6.2020) by [The Energy Efficiency \(Building Renovation and Reporting\) \(Amendment\) Regulations 2020 \(S.I. 2020/563\)](#), regs. 1(2), **2(2)** (with reg. 1(3))

### Duty to review

**6.**—(1) The Secretary of State must from time to time—

- (a) carry out a review of the operation and effect of these Regulations;
- (b) set out the conclusions of the review in a report; and
- (c) publish the report.

(2) In carrying out the review the Secretary of State must, so far as is reasonable, have regard to how Articles 4 and 24 of the Directive are transposed in other Member States.

(3) The report must in particular—

- (a) set out the objectives intended to be achieved by these Regulations;
- (b) assess the extent to which those objectives are achieved;
- (c) assess whether those objectives remain appropriate; and

- (d) where the objectives remain appropriate, assess the extent to which they could be more effectively achieved.
- (4) The first report under this regulation must be published by 29th April 2019.

Department of Energy and Climate Change

*Michael Fallon*  
Minister of State

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## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations transpose Articles 4 and 24 of Directive 2012/27/EU of the European Parliament and of the Council of 25 October 2012 on energy efficiency, amending Directives [2009/125/EC](#) and 2010/30/EU and repealing Directives [2004/8/EC](#) and [2006/32/EC](#).

Regulation 3 requires the Secretary of State, after consultation with the other competent authorities, to establish and update a long-term building renovation strategy and to submit copies of the strategy to the Commission.

Regulation 4 requires the Secretary of State, after consultation with the other competent authorities, to produce annual reports and statistics and submit these to the Commission.

Regulation 5 requires the Secretary of State, after consultation with the other competent authorities, to submit national energy efficiency action plans to the Commission.

Regulation 6 requires the Secretary of State to review the operation and effect of these Regulations and publish a report by 29th April 2019.

A full regulatory impact assessment has not been produced for these Regulations as no impact on the private or voluntary sectors is foreseen. A transposition note is annexed to the Explanatory Memorandum which is available alongside these Regulations on [www.legislation.gov.uk](http://www.legislation.gov.uk).

**Changes to legislation:**

There are currently no known outstanding effects for the The Energy Efficiency (Building Renovation and Reporting) Regulations 2014.