
STATUTORY INSTRUMENTS

2015 No. 1646

**The Assured Shorthold Tenancy Notices and
Prescribed Requirements (England) Regulations 2015**

Compliance with prescribed legal requirements

2.—(1) Subject to paragraph (2), the requirements prescribed⁽¹⁾ for the purposes of section 21A of the Act are the requirements contained in—

- (a) regulation 6(5) of the Energy Performance of Buildings (England and Wales) Regulations 2012⁽²⁾ (requirement to provide an energy performance certificate to a tenant or buyer free of charge); and
- (b) paragraph (6) or (as the case may be) paragraph (7) of regulation 36 of the Gas Safety (Installation and Use) Regulations 1998⁽³⁾ (requirement to provide tenant with a gas safety certificate).

(2) For the purposes of section 21A of the Act, the requirement prescribed by paragraph (1)(b) is limited to the requirement on a landlord to give a copy of the relevant record to the tenant and the 28 day period for compliance with that requirement does not apply.

⁽¹⁾ Section 45(1) of the Act provides that “prescribed” means prescribed by regulations.

⁽²⁾ S.I. 2012/3118.

⁽³⁾ S.I. 1998/2451.