
STATUTORY INSTRUMENTS

2016 No. 284

The Energy Performance of Buildings (England and Wales) (Amendment) Regulations 2016

Insertion of regulation 9A

7. After regulation 9 (energy performance certificates) insert—

“Energy performance certificates in respect of excluded buildings

9A.—(1) This regulation applies where—

- (a) a building in relation to which an energy performance certificate is requested to be issued is an excluded building; and
- (b) the person who requests the energy performance certificate—
 - (i) notifies the energy assessor (whether in writing or otherwise) that the building is an excluded building; and
 - (ii) requests (whether in writing or otherwise) that the energy performance certificate is issued under this regulation.

(2) An energy performance certificate issued under this regulation must—

- (a) comply with the requirements set out in subparagraphs (a) to (e) of regulation 9(1), other than the requirement in subparagraph (e)(i) (reference number under which data entered onto register); and
- (b) be valid for the purposes of this Part in accordance with paragraph (4).

(3) An energy performance certificate must not contain any information or data (except the address of the building) from which a living individual (other than the energy assessor or energy assessor’s employer) can be identified.

(4) An energy performance certificate issued under this regulation is only valid for the purposes of this Part if—

- (a) it was issued no more than 10 years before the date on which it is made available; and
- (b) no other energy performance certificate for the building has since been issued under this regulation or entered onto the register.

(4) Where this regulation applies, the energy assessor must not enter any data relating to the building onto the register.

(5) Certification for building units may be based—

- (a) for a non-residential building, on a common certification of the whole building for blocks with a common heating system; or
- (b) on the assessment of another representative building unit in the same block.

(6) Certification for a building which consists of a single dwelling may be based on the assessment of another representative building of similar design and size with a similar actual

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energy performance quality if such correspondence is guaranteed by the energy assessor issuing the energy performance certificate.”.