

**EXPLANATORY MEMORANDUM TO**  
**THE ENERGY PERFORMANCE OF BUILDINGS (ENGLAND AND WALES)**  
**(AMENDMENT) REGULATIONS 2022**

**2022 No. [XXXX]**

**1. Introduction**

- 1.1 This explanatory memorandum has been prepared by the Department for Levelling Up, Housing and Communities and is laid before Parliament by Command of Her Majesty.

**2. Purpose of the instrument**

- 2.1 This instrument amends the Energy Performance of Buildings (England and Wales) Regulations 2012<sup>1</sup> (“the 2012 Regulations”), which came into force on 9th January 2013. An amendment is being made to regulation 28 of the 2012 Regulations, to allow new fees to be set for entering data onto the register, which is required to be maintained by the Secretary of State under regulation 27 of the 2012 Regulations. Further explanation of the purpose of the instrument is set out in section 7 below.

**3. Matters of special interest to Parliament**

*Matters of special interest to the Joint Committee on Statutory Instruments*

- 3.1 None.

**4. Extent and Territorial Application**

- 4.1 The territorial extent of this instrument is England and Wales.  
4.2 The territorial application of this instrument is England and Wales.

**5. European Convention on Human Rights**

- 5.1 Eddie Hughes MP, Minister at the Department for Levelling Up, Housing and Communities has made the following statement regarding Human Rights:

“In my view the provisions of the Energy Performance of Buildings (England and Wales) (Amendment) Regulations 2022 are compatible with the Convention rights.”

**6. Legislative Context**

- 6.1 The 2012 Regulations implemented Directive 2010/31/EU of the European Parliament and of the Council on the energy performance of buildings, which established requirements concerning the assessment and certification of the energy performance of buildings, including the production of energy performance certificates, display energy certificates, air conditioning inspection reports and recommendation reports. The 2012 Regulations also provided for the establishment and maintenance of a register of the data used to produce certificates and reports. This instrument amends the fees that can be charged for entering data onto that register. Domestic legislation that was derived from European Union law, as it had effect in domestic law

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<sup>1</sup> S.I. 2012/3118

immediately before exit day, was saved by the European Union (Withdrawal) Act 2018 and continues to have effect in domestic law as retained EU law. Paragraph 7(2) of Schedule 4 of that Act provides authority to make regulations altering the fees to be charged under regulations that form part of retained EU law.

## **7. Policy background**

### *What is being done and why?*

- 7.1 The fees for entering data onto the register are reviewed regularly so that their levels are set to cover the cost of operating the register. The level of fees will ensure that the full cost of operating the register will be recovered from the fees that are charged. Government continues to invest in new, cloud-based digital systems which have reduced the operating costs of the register. The latest cost review concluded that developer and service contracts from the initial development phases of these systems have expired, together with the associated costs of these services, which has further reduced the operating costs of the register. This means that the domestic and non-domestic lodgement fees should be amended to the following level: (a) the fee for entering data from which an Energy Performance Certificate which relates to a dwelling may be produced, is reduced from £1.64 to £1.50; (b) the fee for entering data from which an Energy Performance Certificate which relates to a building other than a dwelling; a Display Energy Certificate or an Air Conditioning Inspection Report may be produced, is reduced from £1.89 to £1.70.

### *Explanations*

#### What did any relevant EU law do before exit day?

- 7.2 The 2012 Regulations implemented Directive 2010/31/EU of the European Parliament and of the Council on the energy performance of buildings<sup>2</sup>, which established requirements concerning the assessment and certification of the energy performance of buildings, including the production of energy performance certificates, display energy certificates, air conditioning inspection reports and recommendation reports. The 2012 Regulations also provide for the establishment and maintenance of a register of the data used to produce certificates and reports and provide for the charging of fees for entering data onto that register.
- 7.3 The 2012 Regulations were made in exercise of the powers conferred by section 2(2) of the European Communities Act 1972. That Act was repealed by section 1 of the European Union (Withdrawal) Act 2018 but the principal regulations continue to have effect as retained EU law by virtue of section 2 of the European Union (Withdrawal) Act 2018.

#### Why is it being changed?

- 7.4 Fees for entering data onto the register are reviewed regularly so that their levels are set to cover the cost of operating the register. The level of fees will ensure that the full cost of operating the register will be recovered from the fees that are charged. Government continues to invest in new, cloud-based digital systems which have reduced the operating costs of the register. The latest cost review concluded that developer and service contracts from the initial development phases of these systems have expired, together with the associated costs of these services, which has further

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<sup>2</sup> OJ L 153, 18.6.2010

reduced the operating costs of the register. This instrument does not implement any new obligations but sets revised fees that may be charged for lodging data to the register.

*What will it now do?*

- 7.5 This instrument amends the domestic and non-domestic lodgement fees as follows:
- (a) (a) the fee for entering data from which an Energy Performance Certificate which relates to a dwelling may be produced, is reduced from £1.64 to £1.50;
  - (b) (b) the fee for entering data from which an Energy Performance Certificate which relates to a building other than a dwelling; a Display Energy Certificate or an Air Conditioning Inspection Report may be produced, is reduced from £1.89 to £1.70.

**8. European Union Withdrawal and Future Relationship**

- 8.1 This instrument does not relate to withdrawal from the European Union / trigger the statement requirements under the European Union (Withdrawal) Act 2018.

**9. Consolidation**

- 9.1 The Department for Levelling Up, Housing and Communities has no immediate plans to consolidate the 2012 Regulations but is considering whether this could be undertaken within the next 1- 2 years.

**10. Consultation outcome**

- 10.1 This instrument does not implement any new obligations. The regulatory changes are considered to be limited and either technical or administrative in nature. The department has engaged with principal stakeholders on the changes including members of the property energy profession and officials from the Welsh administration.

**11. Guidance**

- 11.1 Guidance on Energy Performance Certificates (EPCs) is available at <https://www.gov.uk/buy-sell-your-home/energy-performance-certificates> and on the Government's EPC Action Plan at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/922660/EPC Action Plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/922660/EPC_Action_Plan.pdf)

**12. Impact**

- 12.1 There is no, or no significant, impact on business, charities or voluntary bodies.
- 12.2 There is no, or no significant, impact on the public sector.
- 12.3 A full Impact Assessment has not been prepared for this instrument because the effect of this instrument is to set revised fees at a level that meets cost of service; there is no or no significant impact on business, charities, voluntary bodies or the public sector and department analysts have determined it to be out of scope of the Better Regulation system.

**13. Regulating small business**

- 13.1 The legislation applies to activities that are undertaken by small businesses.

13.2 To minimise the impact of the requirements on small businesses (employing up to 50 people), the department has committed to further engage the property energy profession in good time before this instrument comes into effect so that revised fees can be reflected in planning and invoicing activity.

#### **14. Monitoring & review**

14.1 This instrument contains no provision for review, review provision being included already in the 2012 Regulations.

14.2 As this instrument is made under the European Union (Withdrawal) Act 2018, no review clause is required.

#### **15. Contact**

15.1 Richard Inman at the Department for Levelling Up, Housing and Communities Telephone: 0303 444 2307 or email: [richard.inman@communities.gov.uk](mailto:richard.inman@communities.gov.uk) can be contacted with any queries regarding the instrument.

15.2 Rebecca Williams-Phelan, Deputy Director for Energy Performance of Buildings, at the Department for Levelling Up, Housing and Communities can confirm that this Explanatory Memorandum meets the required standard.

15.3 Eddie Hughes MP, Minister at the Department for Levelling Up, Housing and Communities can confirm that this Explanatory Memorandum meets the required standard.