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## STATUTORY INSTRUMENTS

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# 2007 No. 991

## The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007

### PART 2

#### Duties relating to energy performance certificates

##### **Buildings to be demolished**

7.—(1) Regulations 5 and 6 do not apply in relation to a dwelling which is to be sold or rented out where the relevant person can demonstrate that—

- (a) the dwelling is suitable for demolition;
- (b) the resulting site is suitable for redevelopment;
- (c) all the relevant planning permissions, listed building consents, and conservation area consents exist in relation to the demolition; and
- (d) in relation to the redevelopment—
  - (i) either outline planning permission or planning permission exists, or both; and
  - (ii) where relevant, listed building consent exists.

(2) Regulation 5 does not apply in relation to any prospective buyer or tenant of a building other than a dwelling which is to be sold or rented out where—

- (a) the relevant person can demonstrate that—
  - (i) the building is to be sold or rented out with vacant possession;
  - (ii) the building is suitable for demolition; and
  - (iii) the resulting site is suitable for redevelopment; and
- (b) the relevant person believes on reasonable grounds that the prospective buyer or tenant intends to demolish the building.

(3) In this regulation, “outline planning permission” has the same meaning as in article 1(2) of the Town and Country Planning (General Development Procedure) Order 1995(1).

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##### **Commencement Information**

- I1** Reg. 7(1)(3) in force at 1.6.2007 for specified purposes, see reg. 1(4), Sch. 1
- I2** Reg. 7(1)(3) in force at 1.10.2007 for specified purposes, see reg. 1(4), Sch. 1
- I3** Reg. 7(2) in force at 6.4.2008 for specified purposes, see reg. 1(4), Sch. 1
- I4** Reg. 7 in force at 1.10.2008 in so far as not already in force, see reg. 1(4), Sch. 1

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**Status:** Point in time view as at 06/04/2008. This version of this provision has been superseded.

**Changes to legislation:** There are currently no known outstanding effects for the The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007, Section 7. (See end of Document for details)

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