Regulatory and administrative amendments made since the implementation of the 2007 regulations

2007	– The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 came into effect on 1 August 2007 as part of a phased approach. The first stage required the production of energy performance certificates for homes when sold (marketed sales only)
2008	– From 1 January 2008, the requirement for air conditioning systems over 12kW to have a regular inspection came into effect – From 6 April 2008, all newly built homes required an EPC upon completion and all non-domestic buildings with a total useful floor space over 10,000m^2 required an EPC when sold, built or rented – From 1 July 2008, all non-domestic buildings with a total useful floor space over 2,500m^2 required an EPC when sold, built or rented – From 1 October 2008, all remaining homes when sold (non-marketed sales), all homes when rented, and all remaining non-domestic buildings when sold, built or rented required an EPC – From 1 October 2008, buildings occupied by public authorities over 1,000m^2 where they are frequently visited by the public, must display a DEC at all times – From September 2008, the lodgement of formatted data collected during the assessment process was introduced
2009	– Additional validation checks on register lodgement were introduced in May 2009 to identify prescribed data quality issues.
2010	– Validity of energy performance certificates is extended from 3 years to 10 years.
2011	– From April 2011, the option to generate a ‘default DEC’ (with the lowest G band rating) on the basis of the building occupier having insufficient energy metering information, was withdrawn. In cases, where metered information was available at site level rather than building level, then the energy used by each building would be determined on a simple area weighted basis.
2012	– From 6 April 2012, the mandatory requirement to lodge air-conditioning inspection reports on to the Non-Domestic Energy Performance Register comes into effect. – The first set of Scheme Operating Requirements (SORs) came into effect for Domestic Energy Assessors (DEAs) on 1 April 2012. For the first time since 2007, the SORs set clear rules for the operation of Accreditation Schemes in a number of areas.

2013	– Changes were made to the Energy Performance of Buildings Regulations (England and Wales), to transpose the requirements of the recast of the EU Directive on the energy performance of buildings in UK legislation, which came into effect on 9 January 2013. The requirements included: o extending the current requirement for a display energy certificate in large public buildings, to public buildings above 500m². Unlike buildings larger than 1,000m², display energy certificates for smaller public buildings are valid for 10 years. o extending the exemption for EPCs on certain types of buildings. For example, listed buildings where certain minimum energy performance requirements would unacceptably alter their character of appearance, buildings used as places of worship. – In January 2013, the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Building Regulations 2010 were amended in support of the new Green Deal legislative framework. This included a new provision for EPCs to include information about Green Deal plans, and for that information to also be stored on the EPB Register.
2014	– Changes were made to Energy Performance of Buildings (England and Wales) Regulations 2012, which came into effect on 6 April 2014.The requirements included allowing data from the register to be disclosed to specific persons for particular purposes.
2015	– In April 2015, further changes were made to the disclosure requirements. – From July 2015, the current requirement for a display energy certificate in large public buildings was extended to public buildings above 250m².
2016	– In June 2016, changes were made to the disclosure requirements to enable more open access to data on the register. The free to access, online service was designed to ensure greater transparency and to support national climate change objectives. – In October 2016, changes were made to earlier amendments. The requirements included: o provision for the disclosure of data from the registers to stated persons and bodies for purposes related to government policy to promote energy efficiency. o amended the lists of register data items that may be published online.
2017	– In April 2017, changes were made to the regulations to extend the list of data items that may be published online.
2018	– In April 2018, changes were made to the disclosure requirements. The requirements included: o adding to the list of data items that may be published online o making clear that data may be disclosed to the Secretary of State to carry out a function under or in connection with the principal regulations, or to a person acting on the Secretary of

	State's behalf, for statistical and research purposes.
2020	– In December 2020, in order to improve the inspection regime for air-conditioning systems, an amendment was made to the regulations. The amendment requires inspections to include consideration of the capabilities of the air conditioning system, or of the system for combined air-conditioning and ventilation, to optimise its performance under typical operating conditions.