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Require the Secretary of State to make regulations about the renting out of houses in multiple occupation; to require landlords to provide energy performance certificates to prospective tenants; to set minimum energy efficiency standards for the letting of houses in multiple occupation; and for connected purposes.

**B**E IT ENACTED by the Queen’s most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

## **1 Availability of energy performance certificate**

The Secretary of State must within six months of the passing of this Act make regulations for the purposes of ensuring that whenever a unit in a house in multiple occupation is to be rented out, an Energy Performance Certificate for the whole building is made available by the landlord free of charge to any prospective tenant.

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## **2 Amendment of Energy Act 2011**

Section 42(1)(a) of the Energy Act 2011 is amended by inserting after subparagraph (i) —

“(ia) under tenancies which are assured tenancies for the purposes of the Housing Act 1998.”

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## **3 Minimum energy efficiency standards**

(1) A local authority when —

(a) discharging its duty under Section 55 of the Housing Act 2004; or

(b) exercising its power under Section 56 of that Act

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must require that any house in multiple occupation meets a standard of energy efficiency no lower than Energy Performance Certificate Band E.

(2) The requirement under subsection (1) is without prejudice to the exercise of a local authority’s powers under section 67 of the Housing Act 2004.

#### **4 Interpretation**

In this Act –

“energy performance certificate” has the meaning given in Regulation 2(1) of the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 (S.I. 2007/991); and

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“house in multiple occupation” has the meaning given in sections 254 to 259 of the Housing Act 2004.

#### **5 Regulations**

Regulations under this Act are to be made by statutory instrument and shall be subject to annulment in pursuance of a resolution of either House of Parliament.

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#### **6 Short title, commencement and extent**

(1) This Act may be cited as the Houses in Multiple Occupation (Energy Performance Certificates and Minimum Energy Efficiency Standards) Act 2014.

(2) This Act comes into force at the end of the period of 2 months beginning with the day on which it is passed.

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(3) This Act extends –

(a) to England, and

(b) subject to the agreement of the Welsh Assembly, to Wales.

# Houses in Multiple Occupation (Energy Performance Certificates and Minimum Energy Efficiency Standards) Bill

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*Ordered to be brought in by Dr Alan Whitehead.*

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*Ordered, by The House of Commons,  
to be Printed, 21 July 2014.*

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