

ENERGY PERFORMANCE CERTIFICATES : INFORMATION SHEET

1. PURPOSE

The purpose of this sheet is to provide private landlords with information on Energy Performance Certificates (EPC).

An EPC is a document which states the energy efficiency of a building based on the standardised way that the building is used. Carbon dioxide (CO₂) ratings are shown in bandings from A to G, with A being the least polluting.

The main focus of the certificate is the amount of CO₂ which is estimated to be released from the building. The performance of the dwelling is benchmarked against current building standards and recommended cost effective improvements. The certificate must be fixed to the dwelling and will be valid for a period of 10 years.

2. WHY HAVE THEY BEEN INTRODUCED?

The earth's natural resources such as oil products, natural gas and solid fuels are limited and steps must be taken to conserve these commodities. Scientific studies have indicated that these resources also generate emissions such as CO₂, which are considered to have a direct contribution to global warming. Making a building more energy efficient through improvements in heating systems, insulation and air conditioning units will lead to a reduction in energy consumption and in CO₂ emissions.

Scotland, as part of the United Kingdom along with all other EU member states has an obligation under the Energy Performance of Buildings Directive (EPBD) to promote improvement in the energy performance of new and existing buildings.

3. WHAT INFORMATION WILL BE SHOWN?

The EPC should:

- display an indication of current carbon dioxide emissions;
- provide an indication of potential emissions on an annual basis and also the potential energy use of the building; and
- record a list of cost effective improvements.

4. WHAT SHOULD I DO WITH THE EPC?

It is the responsibility of the building owner to 'affix the certificate to the building' – this is a legal requirement. The EPC should be indelibly marked and located in a position that is readily accessible, protected from weather and not easily obscured. A suitable location could be in a cupboard containing the gas or electricity meter or the water supply stopcock

5. WHEN DOES AN EPC HAVE TO BE PRODUCED?

An EPC has to be produced for all properties which are sold or rented **from** 4 January 2009.

6. DO ALL TENANTS OF RENTED PROPERTIES REQUIRE TO HAVE AN EPC BY THE EUROPEAN DEADLINE OF 4 JANUARY 2009?

No. All tenants who rent a property **on or after** 4 January 2009 must be provided with EPC (ie new tenancies). However, landlords would be advised to ensure that they have all of the information necessary to produce the EPC before this deadline.

7. WHO CAN PROVIDE ME WITH AN EPC?

The Scottish Government has entered into protocols with a number of organisations and professional bodies. Details of qualified and accredited members will be made available by the protocol organisation. Further details are available on the SBSA website at http://www.sbsa.gov.uk/european_issues/epcprotocols.htm

Accreditation as Domestic Energy Assessors for other parts of the UK is not be valid in Scotland – before engaging an individual, private landlords are advised to **check protocol membership**.

8 WHAT DOES THE 'ENERGY EFFICIENCY RATING' ON THE EPC MEAN?

This shows the energy efficiency of the dwelling at present (current) and the efficiency if the cost effective measures were implemented in future (potential). This is based on the information about the dwelling not the way in which it is used

9 WHAT DOES THE ENVIRONMENTAL IMPACT (CO₂) RATING ON THE EPC SHOW?

This shows the amount of CO₂ emissions from the dwelling at present (current) and the emissions in future (potential) if the cost effective measures were introduced.

10. THE EPC LISTS 'COST EFFECTIVE IMPROVEMENTS' – WHAT DOES THIS MEAN?

These are low cost ways in which you can reduce the carbon dioxide emissions from the dwelling, and increase energy efficiency. Examples could be to fit low energy light bulbs, or to increase the insulation in the loft. The suggested improvements will be considered to be cost effective at the time the EPC was produced, although these may change over time.

11. DO I HAVE TO CARRY OUT THE 'COST EFFECTIVE IMPROVEMENTS'?

No, but you may wish to give serious consideration to these possible improvements as not only will they reduce the carbon emissions generated, the energy used but they could also save you money

12. WHEN SHOULD AN EPC BE UPDATED?

An individual EPC will only be valid for a period of ten years. If major works were to be undertaken during this period, building owners may choose to update the certificate, however, this is not mandatory..

13. DO I HAVE TO UPDATE THE EPC AFTER 10 YEARS?

No - only if you sell or rent out the property after the 10 year period. The same EPC can be passed to subsequent tenants if it has been produced by a member of a protocol organisation within this 10 year period.

14. HOW DO I GET A REPLACEMENT EPC IF IT BECOMES DAMAGED OR DESTROYED?

If the property a new build, this information should be held by the local authority, if not contact the original protocol organisation who produced the EPC. The local authority may make a charge for this service. Details of who can undertake this work is available from the SBSA website.

15. I UNDERSTAND THAT 'ADDITIONAL INFORMATION' CAN BE GENERATED IN ADDITION TO THE EPC, WHAT IS THIS?

RdSAP (the software used to produce the EPC) will also provide an energy report which provides basic energy information and advice on other higher cost measures you can take to improve energy efficiency. You can as the Landlord retain this information to help you decide on improvements and /or send this to tenants with the EPC. This additional advice is optional.

16. INFORMATION AND CONTACTS

Energy Team
Scottish Building Standards
Denholm House
Almondvale Business Park
Livingston
EH54 6GA
Telephone: 01506 600400
E-mail: info@sbsa.gov.uk
Website: <http://www.sbsa.gov.uk/epc.htm>