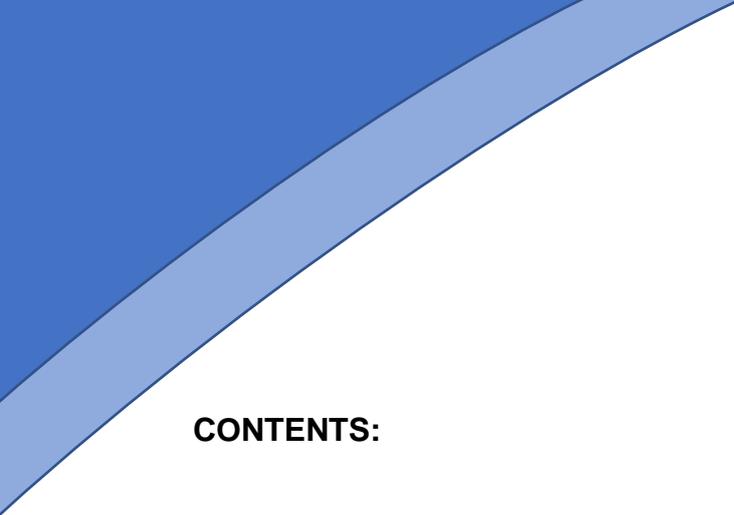




Cloch Housing Association

Energy Performance Certificate Policy

Policy Name	Energy Performance Certificate Policy
Policy Category	PS
Policy Number	123
Date Adopted	June 2023
Last Review	New Policy
This Review	June 2023
Next Review	June 2026
Equalities Impact Assessment Required	N/A
Link to other policies	VOIDS
Consultation	Internal
Need for Procedure	No



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1. Purpose

- 1.1 The aim of this policy is to ensure that all relevant properties controlled by Cloch have a valid Energy Performance Certificate (EPC).
- 1.2 The procedures detailed within this section have been written to ensure all reasonable steps have been taken to comply with the Energy Act 2011, The Energy Performance of Buildings (Scotland) Regulations 2008 and all other relevant legislation, including the Scottish Government Energy Efficiency Targets.

2. References

- Energy Act 2011
- Energy Efficiency Directive 2012
- The Energy Performance of Buildings (Scotland) Regulations 2008
- EESSH2 / Net Zero Compliance

3. What is an Energy Performance Certificate?

- 3.1 An EPC is a document which states the energy efficiency of a building based on the standardised way the building is used and provides the building owner with recommendations on how the efficiency could be improved.
- 3.2 An EPC is needed when a property is:
 - Built;
 - Sold;
 - Rented.

4. Procedures

- 4.1 Cloch will arrange for an EPC to be prepared by an approved EPC Assessor where a building is to be sold or let.
- 4.2 Cloch will provide the EPC free of charge to a prospective tenant or buyer.
- 4.3 Where the property is used as a public building, the EPC will be clearly visible to visitors.

- 4.4 Cloch will consider the recommendations of each EPC and determine whether improvements could/should be made to improve the energy efficiency performance of the premises.

5. Renewing the Energy Performance Certificate

- 5.1 All EPCs are valid for 10 years.
- 5.2 A new EPC will only be required if a new occupant assumes tenancy after the 10-year period has exceeded.
- 5.3 EPCs may be updated if significant alterations have been made to a property after the EPC was issued.