



[www.homereportscotland.gov.uk](http://www.homereportscotland.gov.uk)

**Home Report: 6 months to go**

**The way that homes are sold in Scotland is changing from 1 December 2008. This bulletin is for professionals involved in the house buying and selling process. This edition focuses on the Energy Report.**

### Latest news

The Law Society of Scotland and the National Association of Estate Agents recently announced their series of training courses on Home Reports. For more information and a booking form, please go [here](#).

### Energy Reports

'Scotland's homes account for a third of our greenhouse gas emissions, making a massive contribution to worsening climate change. One of the biggest barriers to reducing these emissions is that building occupiers and owners are often unaware of how energy efficient their building is, and what they can do to improve it. The Energy Report will help bridge that information gap, providing clear, concise information on the climate impact of a home, as well as advice on how to improve it.' *Friends of the Earth Scotland, February 2008*

### Legislation

The Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008 require that an up to date Energy Report is included in every Home Report. The Scottish Government is also implementing an EU Directive requiring all building owners to provide an Energy Performance Certificate (EPC) when a building is 'sold or rented out'. This is being done in a way that ensures that the two requirements dovetail. This will mean that an up-to-date EPC can be produced simultaneously with the Energy Report, involving only one inspection to produce both documents.

### Energy Report Providers

The regulations prescribe that the Home Report must contain an Energy Report. Like the Single Survey of house condition and value which also forms part of the Home Report, the Energy Report must be prepared by a provider specified in regulations. The present regulations specify a surveyor registered with or authorised to practise by the RICS. Other providers may be added by future regulations. In practice, the Single Survey and Energy Report will be prepared on the basis of a single inspection of the house.

## **Information in the Energy Report**

Click [here](#) to see a sample Energy Report and Energy Performance Certificate. Here are a few key features of the Energy Report:

- A list of recommended measures to improve the energy efficiency of the house
- An indication of current and potential (if the recommended measures were implemented) running costs for lighting, heating and hot water
- Contact details for sources of further information on energy efficiency

## **The Energy Report and the EPC**

Using the approved software, an Energy Report and an EPC will be produced and provided together as part of the Home Report process. This will mean that, by obtaining a Home Report, the seller of a house will automatically be able to comply with the requirement for an EPC. The Energy Report and EPC will be generated by a single inspection and computer process. This will avoid having to organise a separate inspection of the house to produce an EPC and will keep costs down.

The Energy Report goes further than the EPC by providing more information on energy ratings together with a detailed description and typical annual cost savings for each recommended improvement. It also provides other useful information for the homeowner, including contact details for further advice on how to make a home more energy efficient.

## **Software for producing Energy Reports and EPCs**

Surveyors will use an approved software package to generate both the Energy Report and the EPC. Providers of software for producing EPCs are working to a model EPC developed by the Scottish Building Standards Agency. .

## **Registration of Energy Reports**

On completion, the approved software will register the Energy Report on behalf of the seller on the Energy Saving Trust's 'Home Energy Efficiency Database' ("HEED") at no additional charge. The Energy Saving Trust will use the data to provide follow-up information and advice to homeowners on how to make their home more energy efficient and therefore save money on energy bills and reduce their use of fossil fuels. The data will also be a valuable resource for identifying and tracking activity that contributes to achievement of emissions targets.

## **EPCs for other properties not subject to the Home Report legislation**

This e-bulletin covers the provision of Energy Reports for houses that require a Home Report when they are marketed for sale. Properties which are not covered by the Home Report system will nevertheless under European Law require an EPC when they are to be sold or rented out. These properties include houses exempted from the Home Report requirement (such as new houses and holiday accommodation), rented properties, public sector buildings and business premises. Further advice and guidance on exempted properties can be accessed [here](#) and on EPC requirements for such properties can be accessed [here](#).

