



Section 63 Scotland, Assess and Improve Existing Non Domestic Buildings

The regulations require the energy performance and greenhouse gas emissions of non domestic buildings in Scotland to be assessed and further improve the energy performance and carbon emission of buildings.

Five quick facts

- 1** Applies to the sale and lease of buildings or building units over 1000m² in floor area.
- 2** The new regulation is in force from 1st September 2016 for applicable buildings in Scotland.
- 3** The regulation is in addition to Energy Performance Certificates.
- 4** Improving the energy efficiency of a non domestic building can save thousands.
- 5** Failure to provide an Action plan upon sale or rent, or failure to complete improvement works within the required timescale, could result in a £1000 fine for each failure.

Key Facts

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What is an Action Plan?

An Action Plan is produced to meet the regulations. As is the case with an EPC, the Action Plan must be made available to prospective buyers or tenants and provided to a new owner or tenant. It identifies targets for energy and emission savings and clarifies what improvements can be made to the building to meet these targets.

These targets and improvements are calculated by a registered Section 63 Advisor. This is someone who has demonstrated competence in the assessment procedure and the provision of improvement advice to building owners. Once the Section 63 Advisor has completed the assessment the building owner finalises the package of improvement measures with the Section 63 Advisor.

Where the improvement targets and measures are agreed, these need to be implemented within 42 months of the first action plan. Where a building owner does not wish to complete the improvement measures within 42 months, the operational ratings route can be taken to defer the improvements by lodging a Display Energy Certificate (DEC). The DEC must be lodged for the building annually until the improvements are carried out and completed.

When the improvements are completed a new EPC and Action Plan are produced. These are lodged onto the Central Register providing evidence that the building owner has met the requirements of the regulations.

What happens on the Day of assessment?

To confirm the identity of your energy assessor. You can check their identity on the Elmhurst Energy website.

The assessment itself will require the assessor to access the building to observe and record key information and photograph key features for quality control purposes.

When the Section 63 Action plan is lodged you will be sent a copy. In addition, the report can be retrieved and downloaded from the Central Register:
www.scottishepcregister.org.uk

Why use an Elmhurst member?

Elmhurst Members are all trained, qualified and checked to ensure they are "fit and proper" persons, so you can be assured of excellent service, an accurate, reliable energy assessment and certificate. Elmhurst regularly sample work done by their assessors to ensure it is to the right standard.

All Elmhurst members are required to adhere to a strict Code of Conduct which describes the level of service you can expect. In the unlikely event that a problem occurs, Elmhurst will help you resolve the issue and if that fails all EPCs issued with Elmhurst are fully insured.

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