

**ANGUS COUNCIL**

**NEIGHBOURHOOD SERVICES COMMITTEE – 20 AUGUST 2009**

**UPDATE ON ENERGY PERFORMANCE CERTIFICATES**

**REPORT BY THE DIRECTOR OF NEIGHBOURHOOD SERVICES**

**ABSTRACT:** This report informs committee members of the results of Energy Performance Certificates introduced for all new tenancies and right to buy sales of Council Housing Stock, from 4<sup>th</sup> January 2009.

**1. RECOMMENDATION**

1.1 It is recommended that the committee note the contents of this report.

**2. BACKGROUND**

2.1 Angus Council has been producing Energy Performance Certificates (EPC'S) for all new tenancies and right to buy sales of Council Housing Stock, since 4<sup>th</sup> January 2009, to comply with European and Scottish Government legislation.

2.2 An EPC states the energy performance of a building based on standard use, indicating Carbon emissions and potential improvements. It must be fixed to the property and is valid for 10 years. It must be made available to prospective tenants or buyers at no charge.

2.3 All EPC's are logged in the Energy Saving Trust's database via approved software. Two members of the Council 's Housing Division staff are now fully trained to carry out EPC's and are also registered users of the approved software.

**3. ENERGY PERFORMANCE CERTIFICATE RESULTS TO DATE**

3.1 EPC's are rated on a scale of A to G, with A being the most efficient and G the least. 478 EPC's have been produced in the first 6 months of 2009, the results of which are detailed below:

<b>Energy Efficiency Rating</b>	<b>No of Council properties</b>
A	0
B	34
C	278
D	137
E	28
F	1
G	0

3.2 This shows a good median rating for Council stock of 'C', which is higher than average. Whilst some properties reach a very good score of 'B' it is unlikely that any existing stock will attain an excellent 'A', as this is only really achievable in new build situations. Only 1 property so far falls below the 'E' rating, and where poor results do occur, it is intended that appropriate investment is re-directed to increase the thermal performance of the building. The Successful application for Energy Assistance Package (EAP) funding from the Scottish Government will be a useful resource to help achieve this.

3.3 The results provide a favourable comparison with the thermal performance of private sector stock. Discussions with energy assessor consultants indicate that many private rentals have only been achieving average ratings of between F and D. All Private sector properties in the Brechin and Montrose area should, however, benefit from the successful bid to the Scottish Government for additional investment through the Home Insulation Scheme (HIS) and this will help to reduce the incidence of fuel poverty across all tenures.

#### **4. FINANCIAL IMPLICATIONS**

4.1 There are no financial implications for the Council arising directly from this report.

#### **5. HUMAN RIGHTS IMPLICATIONS**

5.1 There are no Human Rights implications arising from this report.

#### **6. EQUALITIES IMPLICATIONS**

6.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required

#### **7. SINGLE OUTCOME AGREEMENT**

7.1 This report contributes to the following local outcomes contained within the single outcome agreement for Angus:

- Good quality housing is available to all in communities throughout Angus
- Good quality housing is available throughout Angus

#### **8. CONSULTATION**

8.1 The Chief Executive, the Director of Corporate Services, the Director of Infrastructure Services, the Head of Finance and the Head of Law & Admin have been consulted on the content of this report.

#### **9. CONCLUSION**

9.1 Overall this indicates a very good EPC performance and it is encouraging that the significant investment of recent years which has been put into the energy efficiency of the Council's housing stock has delivered results. This will help ensure that all Council properties will meet the Scottish Housing Quality Standard (SHQS) by 2015.

**RON ASHTON  
DIRECTOR OF NEIGHBOURHOOD SERVICES**

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above Report are:

- Angus Council Report 1090/08 "Energy Performance Certificates in Council Owned Houses" Neighbourhood Services Committee. 20<sup>th</sup> November 2008

**Hsg/NS/AMcK/JM**

## EQUALITY SCREENING

### Policy Control Document

**Name of Policy, Procedure or Report**      UPDATE ON ENERGY PERFORMANCE CERTIFICATES

**Lead Department/Service**                      NEIGHBOURHOOD SERVICES / HOUSING

What is the aim of the policy, procedure or report?

This report informs committee members of the results of Energy Performance Certificates introduced for all new tenancies and right to buy sales of Council Housing Stock, from 4<sup>th</sup> January 2009.

Is this a new or a review of an existing policy, procedure or report?

A Follow-up report providing information on energy survey performance

### Screening Process

Has the policy, procedure or report already been assessed for its impact on people from different racial backgrounds, people of different genders and people with disabilities.

Yes       No

**If Yes**, unless there have been significant changes, no further action is required. Please sign and date immediately below and retain for reference.

**If No**, does the policy, procedure or report involve or have consequences for the people the council serves or employs?

Yes       No

**If yes, proceed to Step 1 of the Full Impact Assessment on page 2.**

If no, please state why not

The report provides information on energy survey performance only

**If no, The policy, procedure or report is not relevant and no further action is required.**

Please sign and date immediately and keep for reference

**Name:**      John Morrow

**Signature:** \_\_\_\_\_

**Date:**      8/7/09