

Dr Stephen Garvin
BRE

Our ref:QTN/6/5/1

25 February 2009

Dear Stephen

PRODUCTION OF ENERGY PERFORMANCE CERTIFICATES

I am aware that colleagues in Communities and Local Government have recently issued guidance in relation to the use of data gatherers in relation to the production of Energy Performance Certificates (EPCs). In Scotland, we have never envisaged the use of such a service. Our position (issued in July 2008) is that we would urge each protocol organisation to consider the risk presented by third party data in terms of reliability and the ability of its members to sign off data in this respect.

Ultimately responsibility for EPC production and therefore the quality lies with the person accredited by the approved organisation. The situation differs with regard to social housing. The information which has been collected for the Scottish Housing Quality Standard (SHQS) can be used for assisting in the production of EPCs provided that robust quality checks are in place. Equally, this information can be collected as part of the SHQS data gathering exercise. I would stress that responsibility for the production of EPCs lies with the approved organisation members who must be satisfied that the information provided is correct. If a member of a protocol organisation is content with the base data, checks would also have to be undertaken.

Following consultation it was agreed that the following ratio of checks should be implemented:

No of dwellings	% checking of dwelling data
100 or part thereof	10
Next 101-500 or part thereof	2
Remaining	1

If when carrying out checks, at any time, inaccuracies are identified the approved organisation member should take appropriate steps to increase the level of checking and advise that further work will require to be carried out to ensure robust data is being presented.

You will be interested to note that the number of EPC for existing dwellings has now exceeded 40,000. We are working with colleagues on the National Gazetteer (NG) team and the Energy Saving Trust (EST) to improve customer service in relation to address searching and in this regard a further software release will be issued on Friday 27 February. To date 97% of EPCs have been produced without recourse to the NG/EST. The revisions to the software will move figure closer to 100%.

Additional functionality will also available through the EST data schema, and further guidance issued for EPC providers. Improvements to the current customer service delivery mechanisms are also under review. Further details will be issued to you in the near future.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

GAVIN PEART
Head of Strategy Team