
SCOTTISH STATUTORY INSTRUMENTS

2008 No. 309

**The Energy Performance of Buildings
(Scotland) Regulations 2008**

Energy performance certificates

- 6.—(1) An energy performance certificate must—
- (a) express the asset rating of the building in a way approved by the Scottish Ministers under regulation 7(b);
 - (b) include a reference value;
 - (c) include cost effective recommendations for improving the energy performance of the building;
 - (d) include the following information—
 - (i) the address of the building;
 - (ii) where the certificate is issued by a qualified member of an approved organisation, the name of the approved organisation of which the person issuing the certificate is a member; and
 - (iii) the date on which it was issued; and
 - (e) be issued by a qualified member of an approved organisation for that category of building, or accepted by a verifier following submission of a completion certificate in accordance with regulation 41 of the Building (Procedure) (Scotland) Regulations 2004⁽¹⁾.
- (2) An energy performance certificate for a building is valid for a period of 10 years from the date on which it was issued.
- (3) An energy performance certificate must not contain any information or data from which a living individual (other than the person issuing it or that person's employer) can be identified.
- (4) Certification for a unit designed or altered for separate use in blocks may be based—
- (a) on the assessment of another representative unit in the same block; or
 - (b) on a common certification of the whole building for blocks with a common heating system.
- (5) Paragraph (4)(b) does not apply to a unit that is a dwelling.

(1) [S.S.I. 2004/428](#)
as amended by
[S.S.I. 2007/167](#)