



Residential, commercial and leased properties

ENERGY REPORTS

EcoEnergy is a provider of Energy Reports which contain information on the energy efficiency of their property for home owners, tenants and buyers.

From 1st December 2008, properties for sale will be required to be marketed with a Home Report. This report contains three mandatory sections: a Single Survey; an Energy Report, and; a Property Questionnaire, which must be made available on request to prospective buyers of the home.

The Energy Report gives the property a standard energy and carbon emission efficiency grade ranging from 'A' to 'G' - where 'A' is the best.

The Need for Energy Reports

The Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008 require that an up to date Energy Report is included in every Home Report.

The Energy Report in the Home Report will allow the seller of the house to comply with the European Energy Performance of Buildings Directive requiring all building owners to provide an Energy Performance Certificate (EPC).

Under the Housing (Scotland) Act, a £500 penalty charge notice may be issued by Trading Standards if a Home Report cannot be provided when requested.

Residential EPCs generated in Scotland must be registered with the **Home Energy Efficiency Database (HEED)** which is run by the Energy Savings Trust.

Energy Savings Trust research shows that our homes account for 27% of the UK's carbon emissions, yet most buyers are provided with no information about the energy efficiency of the home they are considering buying. The information contained in the Home Report addresses this situation.

Energy Report Methodology

The process of compiling the Energy Report usually only requires one property visit and includes analysis and assessment of the recognised standards & criteria, including:

- dwelling type/category
- insulation installed
- main heating/fuel type
- total floor area of property
- light fittings
- heating/hot water/ventilation systems

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Energy Report Information

Energy Reports provide a house's energy efficiency rating and environmental impact by:

- An indication of current carbon dioxide emissions resulting directly or indirectly from energy use within the home
- An indication of current and potential (if the recommended measures were implemented) energy use
- An indication of current and potential (if the recommended measures were implemented) energy efficiency of the house
- A list of recommended measures to improve the energy efficiency of the home.

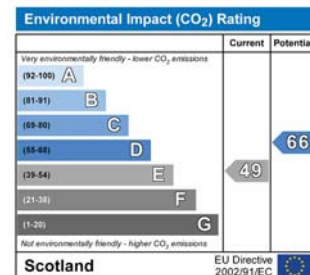
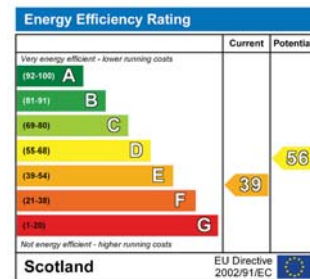
It recommends ways to improve the building's energy efficiency and gives contact details for further advice and information on energy efficiency/reduction measures.

The Energy Report helps home buyers to make 'green' choices, by comparing energy costs between homes and giving practical advice to reduce carbon emissions and save on energy bills.

Energy Report Benefits

The Energy Report will help:

- provide buyers with all relevant property information
- improve energy performance of residential properties
- create a more transparent and efficient property market
- reduce fuel bills
- eliminate carbon emissions



For further information please contact:

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