

BUILDING STANDARDS PROCEDURES INFORMATION NOTE:**SERVICE RESPONSIBILITIES FOR ENERGY PERFORMANCE CERTIFICATES (EPC's)**

Legal Responsibility	EPC Implication	Service Responsibility	Legislation
EAC Operational Responsibility for EPC's (LA owned buildings)	Housing – Re-lets (new rental contracts)	Housing Services including the	Housing (Scotland) Act 2006
	House Sales - Seller's Pack	Housing Services/Legal Services	Housing (Scotland) Act 2006
	Non-Housing – New rental contracts & Property Sales	Asset Management	Energy Performance of Buildings (Scotland) Regulations 2008
	New Buildings - Building Warrant	Asset Management	Building (Scotland) Act 2003
	Public Buildings – Produce EPC's for display	Asset Management	Energy Performance of Buildings (Scotland) Regulations 2008
	Public Buildings – Display EPC's	Asset Management	Energy Performance of Buildings (Scotland) Regulations 2008
Enforcement Responsibility (LA owned and privately owned buildings)	Housing – Re-lets (new rental contracts)	Trading Standards	Energy Performance of Buildings (Scotland) Regulations 2008
	House Sales - Seller's Pack	Trading Standards	Housing (Scotland) Act 2006/ Energy Performance of Buildings (Scotland) Regulations 2008
	Non-Housing – New rental contracts & Property Sales	Building Standards	Energy Performance of Buildings (Scotland)

			Regulations 2008/ Building (Scotland) Act 2003
	New Buildings - Building Warrant	Building Standards	Building (Scotland) Act 2003
	Display of EPC's in sale/Rented Buildings	Building Standards	Building (Scotland) Act 2003
	Public Buildings - Display EPC's	Building Standards	Building (Scotland) Act 2003
Ancillary legislation	Building Standards Register for recording EPC information for new buildings	Building Standards	Building (Scotland) Act 2003
	Issue of Enforcement Notices on Building Standards Register	Building Standards	Building (Scotland) Act 2003
	Review of Enforcement Actions	Head of Legal Services	Energy Performance of Buildings (Scotland) Regulations 2008/ Building (Scotland) Act 2003
	Scheme of Delegation	Democratic Services	NA