

<b>Report on</b>	<b>Service Level Agreement between Mid-Ulster District Council and E.P.B. Team</b>
<b>Reporting Officer</b>	<b>William Wilkinson</b>
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<b>Is this report restricted for confidential business?</b>	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To advise Members on the signing of a Service Level Agreement between Mid Ulster District Council and the Energy Performance of Building Team for the period 1 April 2017 to 31 March 2018.
<b>2.0</b>	<b>Background</b>
2.1	<p>The Service Level Agreement (SLA) with the Energy Performance of Building team allows for a consistent approach across each Council in Northern Ireland in relation to the education, enforcement and monitoring of compliance of the relevant requirements of the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).</p> <p>In accordance with the Energy Performance of Building Regulations (NI) 2008 (as amended) there are a number of requirements which require officers to monitor and enforce as necessary.</p> <ol style="list-style-type: none"> <li>1. Energy Performance Certificates (EPC) which have a rating from A to G are required as follows: <ol style="list-style-type: none"> <li>i. Each new building erected requires the production of an EPC.</li> <li>ii. Each building presented for sale or rental requires a current EPC to be made available to any perspective buyer or tenant.</li> <li>iii. Where buildings have been modified into a different number of units with services modified or extended.</li> </ol> </li> <li>2. Display Energy Certificates (DEC) are required to be displayed where the buildings are frequently visited by the public and have a floor area of more than 250m<sup>2</sup>. An advisory report is produced in conjunction with a DEC and is valid for a period of 7 years and indicates recommendations which will result in an improved rating if carried out.</li> <li>3. Inspection reports to be carried out on air conditioning systems with an effective rate output of more than 12KW. The systems should be checked and inspection reports produced at regular intervals not exceeding 5 years.</li> </ol>

	Since the introduction of the Energy Performance of Building Legislation in 2008, an Enforcement Protocol has been in place between the Department of Finance and Personnel and Belfast City Council to co-ordinate a fully funded EPB Team which worked in conjunction with the 26 Councils in Northern Ireland and subsequently the 11 Councils since 2015 to enforce and monitor the specific requirements of the EPB legislation.
<b>3.0</b>	<b>Main Report</b>
3.1	<p>The EPB Team which is employed by Belfast City Council are currently funded by Department of Finance for the amount of £150,000. There is no additional funding required from Mid-Ulster District Council for services provided by the EPB team.</p> <p>The primary responsibility of enforcement of the EPB Regulations in Mid-Ulster is through the Building Control Department to ensure compliance across the District. Building Control Officers carry out random visits to estate agents and relevant commercial premises to assess compliance of the EPB Regulations on a regular basis. The Council may be audited by DoF (NI) to ensure compliance across the District and hence avoid any penalties for non-compliance of the EPB legislation across the District.</p>
<b>4.0</b>	<b>Other Considerations</b>
<b>4.1</b>	<p><b><u>Financial &amp; Human Resources Implications</u></b></p> <p>Financial: Within Current Resources</p> <p>Human: Within Current Resources</p>
<b>4.2</b>	<p><b><u>Equality and Good Relations Implications</u></b></p> <p>None</p>
<b>4.3</b>	<p><b><u>Risk Management Implications</u></b></p> <p>Non-compliance of EPB Regulations in line with the EU Directive.</p>
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	It is recommended that Mid Ulster District Council approve the signing of the Service Level Agreement with the EPB Team (see Appendix 1).
<b>6.0</b>	<b>Documents Attached &amp; References</b>
6.1	Appendix 1 – Service Level Agreement document.