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ENERGY PERFORMANCE OF BUILDINGS (SCOTLAND) AMENDMENT REGULATIONS 2026 – CORRECTION TO OFFICIAL REPORT

I would like to thank the Committee for the opportunity to give evidence on 29 September 2026 during its scrutiny of the draft Energy Performance of Buildings (Scotland) Amendment Regulations 2026, and I very much welcomed the opportunity to discuss this with the Committee alongside my Officials.

Following my appearance, I have become aware that I inadvertently did not give complete information to the Committee during one of my answers to a question raised by Mr Martyn Day MSP.

I have, therefore, written to the Official Report editor to request a clarification regarding the following:

- *“There has not been an increase in fees in some time. Obviously, the increase is needed to pay for the work more broadly. However, as I understand it, we have landed on an increase that is lower than an increase based on inflation”*

I would like to clarify that the increase in fees is lower than an increase based on inflation for non-domestic certificates, but that it is higher for domestic certificates. This has already been set out in the Scottish Government’s technical consultation on EPC lodgement fees in January 2025, which stated that:

- *“We propose that to meet the anticipated annual costs budgeted above, statutory EPC lodgement fees would change to the following: • £6.00 for Domestic EPCs • £15.50 for Non-Domestic EPCs. This will provide the projected annual revenue to meet anticipated running costs, and ensures both types of lodgement fee rise equally. We believe that by raising domestic and non-domestic lodgement fees equally, this will ensure fairness across all EPCs lodged, in covering the additional costs of the new system. If fees had risen by the rate of inflation since 2017, they would already have risen to £3.38 and £15.71, respectively.” [Technical Consultation on Energy Performance Certificate \(EPC\) Reform: Lodgement Fees and Penalty Charges](#)*

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As such, I have requested that a note of the correct information is added to the Official Report:

Original text—

- However, as I understand it, we have landed on an increase that is lower than an increase based on inflation

Corrected text—

- However, as I understand it, we have landed on an increase that is lower than an increase based on inflation for non-domestic certificates, but is higher for domestic certificates

As set out in the Scottish Government's January 2025 technical consultation on this matter, EPC lodgement fees would have already risen, because of inflation, since they have not been adjusted since 2017. The fee for each certificate has been raised by an equal amount (£2.60). By increasing both fees equally, this will ensure fairness across all EPCs lodged, in covering the additional costs of the new system.

I am copying this letter to Mr Martyn Day MSP, the Presiding Officer, SPICe, and Business Managers for awareness.

Yours sincerely

STEPHEN GETHINS

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