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STATUTORY INSTRUMENTS

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**2022 No. 875**

The Electricity and Gas (Energy  
Company Obligation) Order 2022

PART 5

Qualifying actions

CHAPTER 4

Requirements for heating measures

*SECTION 1*

*Minimum insulation requirement for heating measures*

**Minimum insulation requirement for certain band D premises**

- 24.**—(1) This article applies where a heating measure—
- (a) is installed as part of an ECO4 project at domestic premises for which the pre-project SAP band is band D; and
  - (b) is not a first time heating system or a district heating connection.
- (2) Where this article applies, the minimum insulation requirement is met in respect of the heating measure if—
- (a) at least one insulation measure specified in paragraph (3) is installed—
    - (i) as part of the same ECO4 project as the heating measure;
    - (ii) before the day on which the heating measure is completed; and
    - (iii) in accordance with the prescribed standards; or
  - (b) all the insulation measures specified in paragraph (3), so far as relevant to the premises, are installed at the premises—
    - (i) before the day on which the heating measure is completed; and
    - (ii) in a manner that would meet the prescribed standards applicable if the insulation measures had been first installed on the day immediately preceding the day on which the heating measure is completed.
- (3) The insulation measures specified in this paragraph are—
- (a) insulation of the floor area of the lowest storey of the premises containing a habitable room;
  - (b) insulation of a cavity wall which divides the premises from other premises under different occupation;
  - (c) insulation of the exterior facing walls of the premises;
  - (d) where the premises include the top floor of the building in which they are located—

- (i) insulation of the walls and ceiling of a room in the roof space of the premises; or
  - (ii) insulation of the roof area of the premises, by means of pitched roof or flat roof insulation;
  - (e) where the premises are a mobile home, insulation of the floor, walls and ceiling of the mobile home.
- (4) For the purposes of paragraph (2)(b), an insulation measure that attracts an exemption under Part 11 in relation to the premises is to be treated as not being relevant to the premises.
- (5) In this article, “prescribed standards” means—
- (a) in respect of domestic premises—
    - (i) in England and Wales, the requirements set out in the Building Regulations 2010<sup>(1)</sup>;
    - (ii) in Scotland, the requirements set out in the Building (Scotland) Regulations 2004<sup>(2)</sup>; and
  - (b) where an insulation measure is installed as part of an ECO4 project, the requirement that either—
    - (i) the insulation measure is installed by, or under the responsibility of, a person who is registered with TrustMark for the purposes of that measure, and a certificate of lodgement is issued by the operator of TrustMark in respect of that measure; or
    - (ii) the insulation measure is installed subject to arrangements for quality assurance and consumer protection, including installation standards and arrangements for repairs and other remedies, which are equivalent to the requirements under TrustMark.

#### **Minimum insulation requirement for band E, F and G and other band D premises**

- 25.**—(1) This article applies where a heating measure—
- (a) is installed as part of an ECO4 project at domestic premises for which the pre-project SAP band is band E, F or G; or
  - (b) is—
    - (i) installed as part of an ECO4 project at domestic premises for which the pre-project SAP band is band D; and
    - (ii) is a first time heating system or a district heating connection.
- (2) Where this article applies, the minimum insulation requirement is met in respect of the heating measure if—
- (a) before the day on which the heating measure is completed all the insulation measures specified in paragraph (3), so far as relevant to the premises, are installed at the premises; and
  - (b) those insulation measures are installed—
    - (i) where the insulation measures are part of the same ECO4 project as the heating measure, in accordance with the prescribed standards; or
    - (ii) where the insulation measures are not part of the same ECO4 project as the heating measure, in a manner that would meet the prescribed standards applicable if the

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(1) S.I. 2010/2214, as amended by S.I. 2011/1515, 2011/3058, 2012/3119, 2012/718, 2013/10, 2013/181, 2013/747, 2013/1105, 2013/1959, 2013/2730, 2014/110, 2014/579, 2014/1638, 2014/2362, 2015/767, 2015/1486, 2016/285, 2016/361, 2016/490, 2016/611, 2016/1101, 2017/856, 2017/1274, 2018/48, 2018/552, 2018/558, 2018/1230, 2019/1499, 2021/1391, 2021/1392.

(2) S.S.I. 2004/406, as amended by S.S.I. 2006/534, 2008/310, 2009/119, 2010/32, 2011/120, 2011/211, 2012/209, 2013/143, 2014/219, 2015/218, 2016/70, 2016/71, 2017/188, 2019/210, 2020/275 and S.I. 2014/1638.

insulation measures had been first installed on the day immediately preceding the day on which the heating measure is completed.

- (3) The insulation measures specified in this paragraph are—
  - (a) where the premises are a mobile home, insulation of the floor, walls and ceiling of the mobile home;
  - (b) where the premises are not a mobile home—
    - (i) insulation of the exterior facing cavity walls of the premises; and
    - (ii) where the premises include the top floor of the building in which they are located—
      - (aa) insulation of the walls and ceiling of a room in the roof space of the premises; or
      - (bb) insulation of the roof area of the premises, by means of loft, pitched roof or flat roof insulation.
- (4) For the purposes of paragraph (2), an insulation measure that attracts an exemption under Part 11 in relation to the premises is to be treated as not being relevant to the premises.
- (5) In this article, “prescribed standards” has the same meaning as in article 24.