

SCHEDULE 3

Regulations 4 and 18

Eligible properties

1.—(1) The requirements set out in this Schedule in relation to a property are that an Energy Performance Certificate (“EPC”) has been issued for the property on the basis that it consists of a dwelling and—

- (a) the property is an eligible new-build property; or
- (b) the requirements in—
 - (i) sub-paragraph (2) are met; and
 - (ii) either sub-paragraph (3) or (4) are met.

(2) The requirements referred to in sub-paragraph (1)(b)(i) are that the property was first occupied before the first commissioning date for the plant and a Green Deal Assessment has been carried out for the property.

(3) The requirements referred to in sub-paragraph (1)(b)(ii) are that the EPC—

- (a) does not include a recommendation report; or
- (b) includes a recommendation report which does not recommend that loft insulation or cavity wall insulation be installed.

(4) The requirements referred to in sub-paragraph (1)(b)(ii) are that loft insulation or cavity wall insulation is recommended in a recommendation report included in the EPC and cannot be installed in accordance with that recommendation as that installation—

- (a) is prevented by restrictions on the building as a consequence of its status as a listed building, its location in a conservation area or the material impact that such installation would have on a protected species;
- (b) would otherwise be unlawful; or
- (c) is not feasible due to atypical local environmental conditions or the structure of the property.