



Report to:

Northwards Housing Board

18 July 2008

Item No:

15d

Title:	Energy Performance Certificates		
Date:	15 May 2008		
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Confidential:	No		
For: (Please tick action required)	NOTING	DISCUSSION	APPROVAL ✓

PURPOSE OF REPORT

To advise on the new legislation which comes into force on 1st October 2008. To advise on its implications on Northwards Housing and to seek approval for extra staffing to enable Northwards to comply with the legislation.

RECOMMENDATION

That the Board approve the proposal as recommended by the Procurement and Property Sub Committee.

IMPLICATIONS

Equality & Diversity:	No direct implication
Financial:	Funding for the additional post has been allowed for in the revenue budget
Staffing:	One extra full time post required, possible training to existing staff
Decency Target:	No direct implication
Governance:	No direct implication
Risk Assessment:	No direct implication

Equality & Diversity Implications (Please tick where relevant):

BME	<input type="checkbox"/>	Lesbian/Gay/Bisexual/Transgender	<input type="checkbox"/>
Gender	<input type="checkbox"/>	Single Parents	<input type="checkbox"/>
Age	<input type="checkbox"/>	Domestic Violence	<input type="checkbox"/>
Disability	<input type="checkbox"/>	Alcohol / Drug Mis-users	<input type="checkbox"/>

Consultation/Consideration:

	Yes, No or N/A:	Name:	Date:
Sub-Committee:	No	Procurement and Property	28 May 2008
Area Panel:	No		
Task Groups:	No		
Ward Councillors:	No		

1. Background

- 1.1 As from 1st October 2008 all social landlords will be required to produce Energy Performance Certificates (EPC's) for their properties, however EPC's will only be required when a new tenant moves into a property or to prospective buyers on a right to buy scheme. There is no obligation to provide certificates to sitting tenants.
- 1.2 The EPC will give the property an energy rating, ranging from A (very environmentally friendly) to G (not environmentally friendly), a similar system to that displayed on modern electrical appliances.
- 1.3 The EPC will highlight improvements that can be made to the property, showing savings that could be made by further energy efficiency measures. The EPC's will also be a useful tool for Northwards in targeting areas of poor energy efficiency for future programmes of work.
- 1.4 The purpose of the EPC is to allow both prospective tenants and buyers to be aware of the energy measures carried out to their prospective home and any improvements that could be made.
- 1.5 Once a social landlord produces an EPC it is valid for 10 years regardless of any tenancy changes.
- 1.6 It is intended that the EPC information will be held on the energy module of the Promaster computer system, which will enable us to update individual properties or a batch of properties as improvement work is carried out.

2. Staffing Implications

- 2.1 Only qualified and trained staff are permitted to carry out and produce EPC's. Northwards have, on average, 20 void properties per week and 2 sold properties per week. The production of 22 EPC's, creating and maintaining certificates and records equates to one weeks work.

2.2 Options

There are three options as to how Northwards meets it's obligations regarding EPC's.

a) Outside Agency – Ad Hoc

Employ an outside agency to carry out all Northwards EPC's, the current cost for this is in the region of £50.00 per property which would equate to almost £60,000.00 per annum. This cost per property may reduce as more competition comes onto the market.

With this method care would need to be taken to ensure that the production of the EPC does not affect the void turnaround time.

b) **Outside Agency – Stock Survey for EPC**

Employ an outside agency to carry out a method of producing EPC's using a system known as cloning which uses existing stored information such as gas safety records for boilers, insulation measures carried out, house type information and any dimensional information available from drawings. Cloning is an accepted method of producing EPC's but there may be instances where the information to individual properties may have inaccuracies, for example, loft insulation depth may differ from neighbouring properties or room sizes may be slightly different, but on the whole, with the information Northwards already has, the inaccuracies should be few. This cloning methodology will be applied to 80% of the properties. The remaining 20% of the properties will have a full Energy Performance Survey. The current overall cost per property is the region of £30.00.

The advantage of this method is that it covers Northwards obligation quickly and for 10 years, however this would entail an initial one off payment of £375,000.00.

In addition, due to the number of properties involved, the contract would possibly need to go through the European tendering process which almost certainly means that the outside agency would not have enough time to carry out the surveys before October 1st 2008.

c) **In House**

Employ a qualified Assessor to produce the EPC's as and when needed using a combination of the above, that is individual EPC's and cloning methodology where possible i.e. multi storey blocks of the same construction that have had the same improvement work carried out, utilising historic information held by Northwards, for example, window types, gas servicing records, insulation, drawings for property dimensions etc.

Dependant on the grade allocated to the Assessor the cost would be in the region of £30,000.00 per annum (Northwards do have the option of training existing staff), plus some initial one off training costs. This cost has been built into this years budget.

The advantage with this method is that Northwards would be producing EPC's that are specific to each property and therefore providing accurate information to any prospective new tenants. Also we would be in control of void time. Although we are not obliged to do so we could produce a new EPC following any major improvement work carried out to the dwelling.

3. **Recommendation**

- 3.1 To employ a trained Assessor to produce the EPC's in house. Logistically it would be ideal if the Assessor could be based in the existing voids team as they visit all void properties in the course of their daily work. In order to provide continuity and a first class service it would be advantageous to train an existing void surveyor to become an Assessor, training costs in the region of £2000.00 in order to provide cover.
- 3.2 That the Board approve the proposal as recommended by the Procurement and Property Sub Committee.

Energy Performance Certificate



46 Burnside Avenue

Dwelling type: Detached House

Date of assessment:

Date of certificate:

Reference number: 0000-0000-0000-0000-0000

Total floor area: 87 m²

Manchester
M6 8WR

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	329 kWh/m ² per year	222 kWh/m ² per year
Carbon dioxide emissions	4.8 tonnes per year	3.2 tonnes per year
Lighting	£41 per year	£41 per year
Heating	£521 per year	£356 per year
Hot water	£95 per year	£74 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Certification mark

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by ECMK, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections)(England and Wales) Regulations 2007. A copy of the certificate has been lodged on a national register

Assessor's accreditation number:	ECMK00004
Assessor's name:	Mr Barney Rubble T.N.P.N
Company name/trading name:	Rockville Bowling Ltd
Address:	1 Buckingham Place Bellfield Road High Wycombe HP13 5HW
Phone number:	01494 447120
Fax number:	01494 463572
E-mail address:	barney@ancient.com
Related party disclosure:	I am not related to the seller nor buyer

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our web site at www.ecmk.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epdb

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple every day measures that will save money, improve comfort and reduce the impact on the environment, such as:

- Check that your heating system thermostat is not set too high (in a home 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

46 Burnside Avenue

Date of certificate:

Reference number: 0000-0000-0000-0000-0000

Manchester
M6 8WR

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed) Cavity wall, as built, insulated (assumed)	Poor Good	Poor Good
Roof	Pitched, 150mm loft insulation Pitched, 200mm loft insulation	Good Good	Good Good
Floor	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 85% of fixed outlets	Very good	Very good
Current Energy efficiency rating		D 59	
Current environmental impact (CO₂) rating		E 52	

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1. Cavity wall insulation	£101	D 66	D 60
Sub-total	£101		
Higher cost measures			
2. Replace boiler with Band A condensing boiler	£85	C 72	D 67
Total	£186.00		
Potential Energy efficiency rating		C 72	
Potential environmental impact (CO₂) rating			D 67

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home

3. Solar photovoltaics panels, 25% of roof area	£42	C 74	C 70
Enhanced Energy efficiency rating		C 74	
Enhanced environmental impact (CO₂) rating			C 70

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1. Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to be sure that this type of insulation is right for this home. They should also provide a guarantee for the work and handle any building control issues. Further information can be obtained from National Cavity Insulation Association (<http://dubois.vital.co.uk/database/ceed/cavity.html>)

Higher cost measures (typically over £500 each)

2. Replace boiler with Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home

3. Solar photovoltaics panels, 25% of roof area

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and any grant that may be available. . Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a suitably qualified electrician to explain the options.

¹ For information on competent persons schemes enter "existing competent persons schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012