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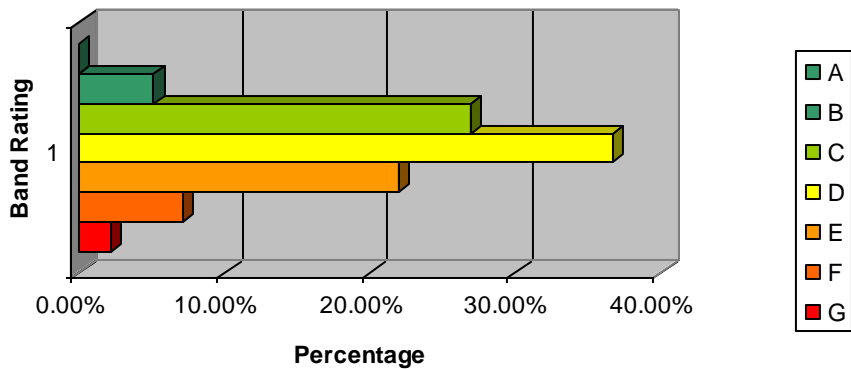
Update: EPC and DECS

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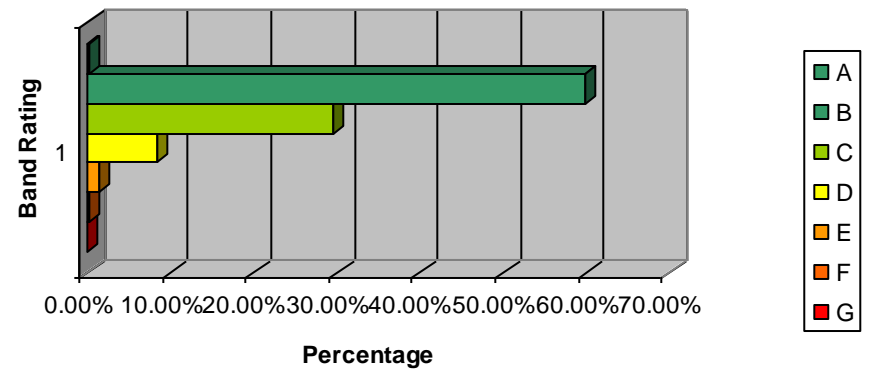
Existing Dwellings 3,838,398

New Build 307,361

Percentages of Existing Dwellings by Band Rating



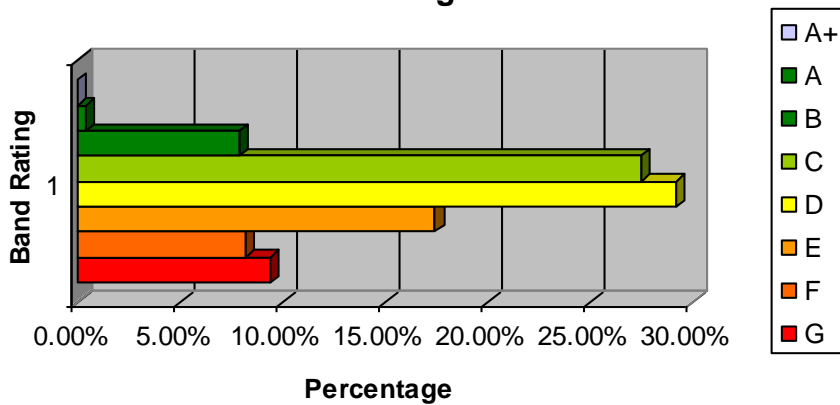
Percentages of New Build Dwellings by Band Rating



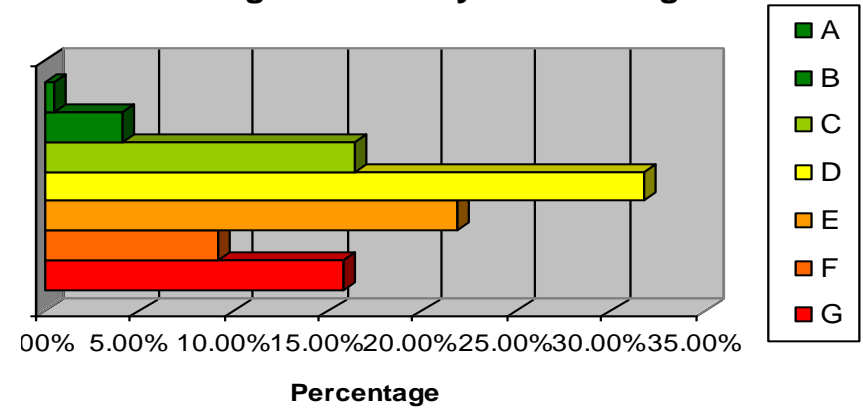
NDEPC
150,993

DEC
22,247
(45,535)

Percentage of Non-Domestic Buildings by Band Rating



Percentage of DEC by Band Rating



- Emerging findings from the evaluation of EPBD1 include:
 - the infrastructure to deliver EPCs, DECAs and air conditioning inspections is in place, and working well;
 - majority of end users are satisfied with the quality of EPCs;
 - adequate supply of Energy Assessors to meet demand;
 - format of EPCs is clear and easy to understand;
 - 74% of buyers say they plan to implement some of the recommendations;
 - but, so far, limited evidence to suggest that end users are taking up the recommendations in EPCs and DECAs

To:

- **Inform policy, eg:**
 - 50% of all CO2 emitted comes from Buildings.
 - EPC and DEC data provide most comprehensive audit of the energy efficiency of the current building stock – developing a robust basis for informing policy responses for CO2 reduction
- **Influencing change and behaviours, eg:**
 - For the first time property owners and consumers can know about the energy efficiency of the buildings they use and be given advice on how to improve it.
- **Delivering CO2 Reduction Targets, eg:**
 - EPCs and DECs will provide the data to underpin key policy delivery mechanisms aimed at reducing CO2 emissions, such as the HEMS, by assisting agencies to better target programmes to assist installation of measures and enforcement actions.

.....but, there are concerns to overcome

- Perceptions/concerns that the EPCs are poor quality, inaccurate, do not provide any added value.
- Uncertainty over requirements of regulations, in partic:
 - when should NDEPCs be provided - at the earliest opportunity or exchange of contracts?
 - Who is the responsible person; the commercial property agent or the building owner or landlord?
- Guidance & Standards are not prescriptive enough allowing varied interpretation.
- Inconsistent QA regimes amongst Accreditation Schemes.
- Large numbers of assessors both registered and being encouraged to train detrimental to quality of EPC (price collapse) and training (unscrupulous trainers)

Realising potential (a): tackling quality

We are/will:

- revise, tighten up and consolidate our guidance and standards for the operation of ASs, including reporting requirements - acting on the findings of our recent review of the EPBD.
- Standardise requirements for and the methodology to be used by ASs for auditing the quality of EPCs & DEC.
- Consider whether to also centralise the audit process.
- Rationalise process of updating software to minimise disruption and ensure greater periods of stability;
- Issued revised disciplinary procedures which will provide the framework to act in the event of a breach of our requirements.
- Work with TSOs to issue tailored guidance including model notices, and make best use of EPC register to check for non compliances.



Consulting on proposals to widen access to EPC data:

- access to EPC data currently tightly restricted to maintain integrity and ensure any disclosures made in public interest.
- but, growing calls for access to this data to inform policy development; assist R&D; help target advice; and support central role of local authorities
- We propose to provide Secretary of State with power to grant access to:
 - address data to specified organisations for approved purposes and subject to strict criteria;
 - anonymised data
- But, there will be clear criteria and guidelines which groups can get access to what type of data, when and for what reasons. There will also be strict conditions to the any granting of access to address level data.

We are also consulting on proposals to:

- extend EPCs to houses in multiple occupation when rooms in such buildings are rented out; and short-term holiday lets.
- require property adverts to show the EPC rating
- extend the use of DEC's to commercial buildings;
- make lodgement of air conditioning reports on the non-domestic EPC register mandatory; and
- clarify when EPCs are required for sale or renting out of domestic and non-domestic properties.

Realising potential (d): help to act on EPCs

- Developing a new disaggregation tool that will enable people with an EPC to model a range of energy efficiency improvements for their homes.
- Tool will show how much cash and carbon they could save from making different improvements to their property.
- Seeing the effect even small and low cost improvements could have will encourage people to take up the recommendations, reduce carbon emissions and lower household fuel bills
- Tool will be simple to use and available free of charge to all via the DirectGov website – directly connect to the EPC register.
- Scheduled to be available late 2010.

- Considerable progress – successful implementation.
- But, work to do to realise the potential of EPCs and DECAs.
- Big part of that is to improve quality of and confidence in EPCs
- Big part of that is also to effectively develop EPCs to make them a more valued product
- We will realise their potential.