



National Energy Services

Energy Performance Certificates

APSE Conference Peebles - February 2009

Mark Sreeves, NES



Agenda

- About NES / NHER
- EPCs are here to stay
- Who benefits from an EPC?
- Key drivers
- This is not news!
- Asset Management Systems

National Energy Services - NHER

- NHER rating scale
- Software, training, accreditation, research and consultancy
- Co-developed RDSAP
- One stop shop for energy ratings and EPBD compliance
- SBS protocol organisation

EPCs are here to stay



EPCs are here to stay

What we know,
understand and
can measure,
we can begin to
change

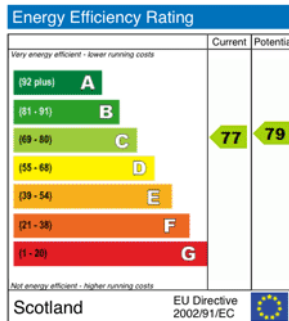
Energy Performance Certificate

Address of dwelling and other details

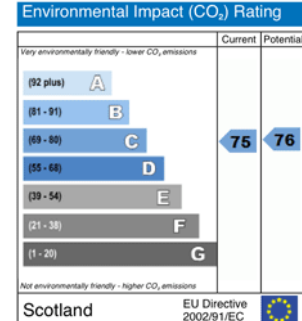
FLAT 2/2 340 HOLMLEA ROAD GLASGOW G44 4BX	Dwelling type: Name of approved organisation: Membership number: Date of certificate: Reference number: Total floor area: Main type of heating and fuel:	Mid floor flat NHER Accreditation Scheme for energy assessments in Scotland operated by National Energy Services NHER002369 20 January 2009 9075-1003-3209-8741-1004 59 m ² Boiler and radiators, mains gas
--	--	---

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its 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. CO₂ is a greenhouse gas that contributes to climate change.



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 are likely to 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.

Approximate current energy use per square metre of floor area: 198 kWh/m² per year
Approximate current CO₂ emissions: 33 kg/m² per year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

- 1 Low energy lighting for all fixed outlets

A full energy report is appended to this certificate

Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

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

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

EPCs are here to stay

Timetable:

- New buildings – 1st May 2007
- Sales requiring a Home Report – 1st December 2009
- Sales all other buildings – 4th January 2009
- Rental – 4th January 2009
- Public Buildings – 4th January 2009

EPCs are here to stay

Who can issue an EPC?:

- Protocol organisations
- Suitably qualified individuals
- www.sbsa.gov.uk

Focus on existing dwellings

Who benefits from an EPC?

Energy Performance Certificate

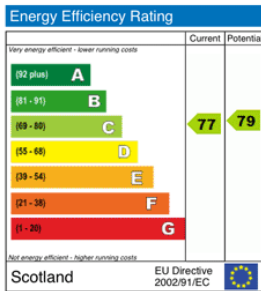
Address of dwelling and other details

FLAT 2/2
 340 HOLMLEA ROAD
 GLASGOW
 G44 4BX

Dwelling type: Mid floor flat
 Name of approved organisation: NHER Accreditation Scheme for energy assessments in Scotland operated by National Energy Services
 Membership number: NHER002369
 Date of certificate: 20 January 2009
 Reference number: 9075-1003-3209-8741-1004
 Total floor area: 59 m²
 Main type of heating and fuel: Boiler and radiators, mains gas

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its 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. CO₂ is a greenhouse gas that contributes to climate change.



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 are likely to be.


Approximate current energy use per square metre of floor area: 198 kWh/m² per year
 Approximate current CO₂ emissions: 33 kg/m² per year

Cost effective improvements

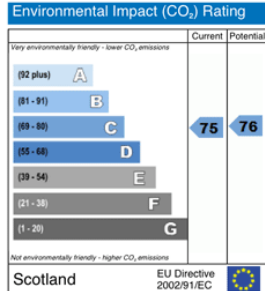
Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

- 1 Low energy lighting for all fixed outlets

A full energy report is appended to this certificate


 Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.
 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

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION



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.



Who benefits from an EPC?

For the tenant:

- To inform choice
- Independent assessment based on good quality energy data
- Good energy rating or housing need?

Who benefits from an EPC?

For the landlord:

- Costs money to provide
- Risks illustrating deficiencies in stock
- May generate enquiries from tenants regarding improvements / costs

Who benefits from an EPC?

For the landlord:

BUT:

Independent assessment based on
good quality energy data (using a
consistent dataset)

Key drivers



- Scottish Housing Quality Standard
- Home Energy Conservation Act (HECA)
- Fuel poverty
- Internal policy commitments

This is not news!



This is not news!

The link between producing EPCs
and meeting obligations is not
news BUT it does take some
thinking about to make sure you
get what you want!

This is not news!

- When RDSAP data is not RDSAP data
- Who collects your data?
 - In house
 - Outsourced
- Do you have an asset management system or energy database?
- Start from where you are!

Asset management systems

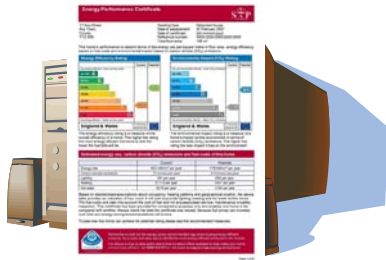
- Database of information about stock
- Inventory – what have we got
- Budgeting – how much will it cost us to maintain our properties
- What maintenance repairs are we likely to have to do when
- But also – energy information

Asset management systems

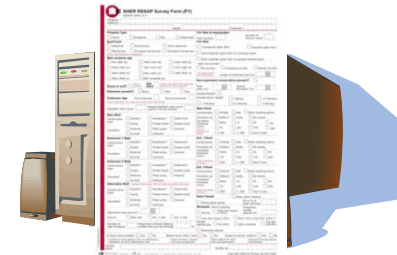
- NHER - long term relationship with asset management system providers
- Used for stock energy management, assessment, planning & reporting
- EPC production from with asset management system
- Facility to import RDSAP data from NES one into asset management system

Asset management systems

Create EPC from asset management system



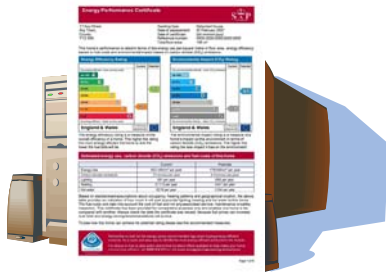
NES one



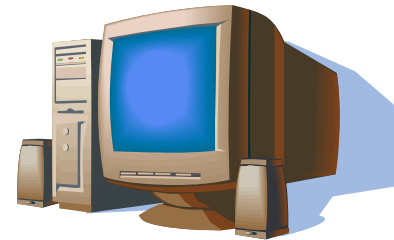
Asset management system

Asset management systems

RDSAP data into asset management system



NES one



Asset management system

Asset management systems

KEY POINT

By anticipating who is going to undertake the assessment (and how) it is possible to make sure that the data ends up where it is wanted

Asset management systems

- Benefits of integration:
 - No piles of paper or spreadsheets
 - Avoid transcription errors
 - Instantaneous - direct system to system
 - Hyperlink directly to EPC
 - Supports e-Gov process

Asset management systems

- Who are we integrated with:
 - Anite / Northgate – Codeman
 - Keystone
 - Orchard – Arc Asset
 - Innovation – Apex
 - Asprey Solutions – e-state pro
 - In4systems – Promaster

And Stock Assessor

NHER Web Links and Contact Details

www.nher.co.uk

mark.sreeves@nesltd.co.uk