

BRIEFING



EPC Q & A Sheet

19 Feb 07

Questions from HBF members relating to Energy Performance Certificates

PLEASE NOTE: THIS INFORMATION IS FOR GUIDANCE ONLY AND IS SUBJECT TO CHANGE PRIOR TO THE FINAL REGULATIONS BEING LAID END OF MARCH 07.

CLG responses in red below

1. The consultation document on HIPS (25th Jan 2007) proposes that an 'Interim Energy Assessment' will be required for new homes marketed off-plan

- a) What is the method for producing an Interim Energy Assessment for a new home?

An 'Interim Energy Assessment' or 'Predictive Energy Assessment' will be produced off the back of the new SAP software for new homes. It will not be prescriptive and the CLG aims to make it as streamlined and simple as possible.

- b) If you have a Code for Sustainable Homes certificate, do you need an EPC?

Yes an EPC is legally required on construction.

- c) Can it be done in-house?

How can a home builder qualify as an Energy Assessor?

Home builders can produce EPCs providing they are qualified and a member of a recognised accreditation body.

- d) Will a separate final EPC be required? If so, what is the method for producing it?

Yes. Final EPC will also be achieved via the SAP software (any adjustments to the homes made during the build process will need to be accounted for)

2. Will finished properties need to be physically visited by a qualified energy assessor?

This will be left open to the discretion of the assessor. The assessor will need to ensure that the home reflects the initial design. In many cases this will be a paper-based exercise.

3. Can a sale be completed with an Interim Energy Assessment?
Yes – CLG will need to advise solicitors of this
4. Will a separate EPC be required for each individual plot on a development even if the specification is the same?
A separate EPC will be required for each individual plot although in many cases the SAP will not differ and therefore the same SAP can be used (with different address/plot details)
5. How will the EPCs be stored electronically by the Government?
How will a home builder upload the information?
Electronic Landmark system will be used for existing homes and it is expected that the same will be used for new homes. It is likely that the uploading of information will be the responsibility of the accreditation body.
6. Where and when can copy of the Interim Energy Assessment and EPC be viewed?
**The Interim Energy Assessment consists of a predicted EPC certificate (likely to be just one sheet of paper)
The final EPC consists of the same (but updated) certificate plus a recommendations report.
The final version of both of these are currently being finalised.**
7. When and how will the register of Energy Assessors be available?
Each accreditation body will provide a list of registered, approved energy assessors.
8. Will there be enough Energy Assessors?
Yes
9. Will the content of the EPC be the same for second hand homes and new homes?
Yes EPCs will be the same with the exception of the recommendations
10. Will there be a consumer awareness campaign for EPCs prior to 1 June?
Yes.