



### Information sheet for Employers, Practitioners and Stakeholders

#### Background and Introduction

The Energy Performance of Buildings Directive (EPBD) is being implemented in stages by Government in England and Wales between now and January 2009.

EPBD provides for an “Energy Performance Certificate” (EPC) to be provided whenever, with very few exceptions, a building of any description is sold or let. Once produced EPCs have an approved life of 10 years, although a new one will be required whenever a Home Information Pack is prepared ( see below )

The Directive will also require an Energy Rating Certificate to be displayed in many public buildings and also, probably, privately owned commercial premises with a high footfall.

EPCs can, under the Directive, only be prepared by suitably qualified and accredited Energy Assessors.

Asset Skills has a contract with the Department for Communities and Local Government (DCLG) to develop, over the next few months, the National Occupational Standards (NOS) for Energy Assessors which will form the basis of these qualifications.

The timetable is also being driven by the need for EPCs to be provided as part of the Home Information Packs ( HIPs) which become mandatory on all homes coming onto the market in England and Wales from June 1st 2007.

#### The current project involves:

- New Build Homes - SAP (Standard Assessment Procedure) methodology
- Marketed sales of “second hand” homes – RDSAP (Reduced Data Standard Assessment Procedure)
- Homes when let in both the private rented and social rented sectors (also RDSAP)
- All other non-domestic property when sold or let - SBEM (Simplified Building Energy Model)
- Operational ratings of public buildings and probably others with large footfall
- Air Conditioning systems and central Heating boilers.

#### A four stage approach

- Analyse the Functions involved in energy assessment – some generic, most specific to the methodology employed to produce a Functional Map. Now nearly completed
- Develop NOS (using and adapting any Standards which are already available), consulting widely in the process, and obtain approval from the regulatory authorities. Work with one or more awarding body as it or they develop their VRQ ( Vocationally Related Qualification ) proposals ,which must also satisfy the requirements of DCLG’s emerging accreditation schemes for Energy Assessors
- Review and analyse the current provision of education and training for potential candidates and encourage/facilitate provision to fill in any gaps.

#### Timetable

There is a detailed Timetable in place, with clear performance Milestones, which provides for a new Domestic Energy Assessor qualification to be available early in 2007 with other strands of the project gradually completing between February and May next year.

#### Miscellaneous Issues

- The project must and will take account of education, training, qualifications (outside the NQF) and emerging competent persons schemes currently in place
- The NOS for domestic property (RDSAP methodology) are being in large part derived through an adaptation of those for Home Inspectors, although care is being taken to clarify and make more explicit a number of aspects of the energy assessment process - as well as to remove reference to functions that a Home Inspector will perform which an Energy Assessor on his or her own will not
- A qualified Home Inspector is entitled, on joining an approved regulatory body, to carry out Domestic Energy Inspections
- Asset Skills is keen to receive feedback on work in progress – see contact details below.

#### Getting in touch

General Enquiries:

Responses to draft consultation material:

Media Enquiries:

Tom Orton:

Cathy Wills:

Caroline Turnbull:

Tel: 01392 423399, Email: [torton@assetskills.org](mailto:torton@assetskills.org)

Tel: 01273 736132, Email: [cathy.wills31@ntlworld.com](mailto:cathy.wills31@ntlworld.com)

Tel: 01604 233336, Email: [cturnbull@assetskills.org](mailto:cturnbull@assetskills.org)