

Energy Assessors



Introduction

The South West Devon Community Energy Partnership through the SEACS project believe it is important to provide information on the different types of assessments, advisors and certificates to analyse a buildings energy efficiency available now.

Existing Homes

Energy Performance Certificate (EPC) provided by a Domestic Energy Assessor (DEA)

Green Deal Assessment including an EPC provided by a Green Deal Advisor (GDA)

Domestic Energy Assessor



A Domestic Energy Assessor produces an Energy Performance Certificate. This is produced by using Reduced Standard Assessment Procedure (RdSAP). An EPC is produced after a site visit to the property where measurements and photographs are taken and data is entered into software to provide a report inclusive of a colour coded energy efficiency rating.

- An EPC is required when you sell or rent a property
- An EPC assessment and rating of D or above is required to receive the Feed in Tariff for a domestic photovoltaic solar panel installation.
- An EPC generally costs between £50 - £100 dependent upon the size and complexity of your property
- An EPC will provide you with a list of energy efficiency measures applicable to install at the property to improve the efficiency of the home and reduce associated carbon emissions.

- EPCs are lodged at a central register
- Find a local assessor at <https://www.epcregister.com/searchAssessor.html>

Green Deal Assessor



A Green Deal Assessor produces an Energy Performance Certificate along with an assessment of occupancy, current energy consumption and benefits applicability to produce a Green Deal Assessment . This is produced by using Reduced

Standard Assessment Procedure (RdSAP) and an interview with the owner/occupier. An EPC is produced along with an assessment of which measures will be eligible for Green Deal finance and the relevant financial offerings.

- The Green Deal is a financial mechanism to provide energy efficiency improvements at no upfront cost
- Using the Green Deal Assessment Report a Green Deal Provider can develop a Green Deal Plan, which includes financing.
- Repayments are attached to the energy meter and can be repaid over a period of up to 25 years
- Currently interest rates of this finance mechanism are estimated at being 7-9%
- A Green Deal assessment generally costs between £100 - £150.
- You must use an accredited assessor
- All measures must be installed by a Green Deal accredited installer using accredited materials and equipment
- The EPC part of the Green Deal Assessment will be repeated after any measures have been installed

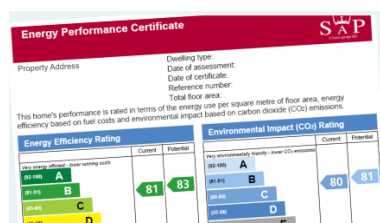
- A Green Deal Assessment may be a requirement to receive the domestic Renewable Heat Incentive.
- Green Deal Assessors in your area can be found at: www.greendealorb.co.uk

New Homes

Standard Assessment Procedure (SAP) & Energy Performance Certificate (EPC) provided by a SAP Assessor (SAPA)

Code for Sustainable Homes Assessment (CfSH) provided by a Code for Sustainable Homes Assessor (CfSHA)

New Homes



Standard Assessment Procedure (SAP) Assessor

Under Part L / Section 6 of the Building Regulations, all new dwellings, and all buildings converted to dwellings, need a SAP calculation. Some extensions and renovations need a SAP too – particularly if there's lots of glazing.

SAP calculations measure heat loss through the building, available sunlight and air permeability. These are then combined with the energy needed for heating, hot water, lighting and ventilation to measure a dwelling's overall energy efficiency. The SAP is also used to create the Energy Performance Certificate.

- As a SAP assessment deals with new domestic properties it uses the full methodology and software.
- A new build SAP assessment will provide an Energy Performance Certificate for your new home
- All new homes require an Energy Performance Certificate to be sold or rented.
- An EPC certificate is valid for ten years
- To find an assessor in your area visit: <https://www.epcregister.com/searchAssessor.html>

New Homes



Code for Sustainable Homes Assessment (CfSH)

CfSH is the single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home-buyers to assist in their choice of new home. Code for Sustainable Homes provides a ranking system assessing the sustainability of the aspects of the construction and home. It uses a 1 to 6 star system to rate the overall sustainability performance of a new home against these 9 categories:

- Energy & Carbon Dioxide Emissions
- Water
- Surface water run off & flood risk prevention
- Waste
- Pollution
- Health and well being
- Ecology
- Materials
- Management

The code is voluntary. The only circumstances where the code can be enforced are where:

- local councils require developers to comply with the code by including a requirement in their planning policy
- affordable housing is funded by the Homes and Community Agency that requires homes to be built to code level 3
- the level 3 energy standard is now incorporated in the building regulations

Code for Sustainable Homes assessors can be found at:

<http://www.greenbooklive.com/search/scheme.jsp?id=214>



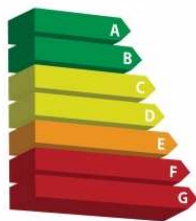
Information Sheet

Energy Assessors

July 2013

www.swdcep.org.uk

Non Domestic Buildings



Non Domestic Energy Assessor (NDEA) producing an Display Energy Certificate (DEC)

A Display Energy Certificate and Advisory Report are required for buildings with a total useful floor area over 500m² that are occupied by public authorities and frequently visited by the public.

- They are intended to be used as a tool for building users to reduce their year-on-year energy consumption. They are based upon the actual energy consumption of the building compared to similar buildings of similar use throughout the country.
- The certificate part, renewed annually, provides a rating from A-G
- The Advisory Report, renewed every seven years, is a bespoke guide to users on how to reduce their energy rating offering both short, medium and long term options.
- Building users are expected to use the annual certificate renewal as a marker on how they have reduced their energy consumption. There are two main elements to achieving this.
 1. Better energy management,
 2. Improved building efficiency.
- The penalty for failing to display a DEC where required is £500 and the penalty for not having an advisory report available is £1,000 Cost £75 - £200
- To find a NDEA in your area visit <https://www.ndepcregister.com/>

New build Non Domestic Buildings

Building Research Establishment Environmental Assessment Method (BREEAM)

BREEAM is the leading environmental assessment method for the Construction Industry, with over 200,000 buildings already having been certified under the scheme. The Breeam schemes, introduced in the 1990's, really do provide the benchmark for best practice in sustainable construction and has become the most used measure to describe the environmental performance of buildings today. It assesses buildings using the same criteria as Code for Sustainable Homes as well as one for innovation. These credits are then added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent and Outstanding. These include separate methodology for the following types of buildings :

- Offices
- Retail
- Industrial
- Healthcare
- Education
- Prisons
- Courts
- Multi-residential
- Bespoke method
- To find a BREAM assessor in your area please visit:
<http://www.greenbooklive.com/search/scheme.jsp?id=214>

