

STBA/FFFN MEES Event 26th Nov 2018

Key Challenges for landlords

- EPC does not list all measures - how to advise landlords?
- Some loopholes exist but for how long – Economy 7 tariff & High Heat Retention Storage Heaters
- Cost cap exemption not back dated
- Uncertainty over trajectory
- Cost savings on ASHP not delivered
- Biomass not recognised in SAP
- Heating system efficiency not reflected
- Insulated lime renders not in SAP
- Coal is cheap!
- LPG vs. oil in SAP
- DEA knowledge
- Complexity of MEES
- Listed building exemption unclear
- Capacity in industry?
- Letting agents have their own interpretation
- Effect of voluntary EPCs
- Update to SAP – effect of solid wall
- Big builders vs. small contractors
- Getting draft EPCs and XML data is getting harder

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Key messages to Government

1. Carbon emissions as basis not cost

- Important to keep cost on the EPC but could we flip EI and SAP score so emphasis is on EI score
- The current costs are not real costs and are out of date, this needs regular updates
- The costs and savings are represented as 3 yrs which is not easy to understand
- Need to recognise running costs and whole life costs
- Allow innovations
- One methodology for domestic/commercial
- Recognise (as does PAS2035) that carbon emissions are not the only environmental goal

2. Listed buildings (and those in Conservation Areas)

- Much confusion still exists around the exemption from the need for an EPC
- Clarify who decides whether a building would be 'adversely affected' by a proposed measure
- Need to understand how the lack of an EPC affects the ability to serve a Section 21 Eviction Notice
- How can traditional buildings (pre 1919 not in conservation areas) be included and protected?

3. Measures

- Should we retain recommended measures? (These are the source of much of the dangers)
- Need to understand what is an EPC trying to do? Measure cost, carbon?
- Genuine savings need to be recognised, not all energy efficiency strategies are recognised in the methodology
- Heating system efficiency is not reflected accurately in SAP

4. EPC Assessor Training

- Traditional buildings are not addressed in the training
- Can assessor input be used?
- Can we vary data?

5. Trajectory

- Must be clear, set early to enable planning and budgeting