



Statement from National Energy Services regarding Energy Performance Certificates in England and Wales

On 17 July 2006 the Government announced that there will be a phased roll out of the full Home Condition Report (HCR) within the Home Information Pack. Part of the announcement confirmed that the Energy Performance Certificate (EPC) element of the HCR would be mandatory from the start, i.e. 1 June 2007.

This announcement has prompted some speculation amongst both trainee Home Inspectors and others about the possibility of individuals just being trained on the energy elements, and becoming licensed to issue EPCs.

Background to the requirement for Energy Performance Certificates

EPCs will be required whenever any building, including dwellings, are constructed, sold or rented. This is required by Article 7 of the EU Directive on the energy performance of buildings. Implementation of the Directive is a devolved issue, and the Department of Communities and Local Government (DCLG) has responsibility for implementation in England and Wales.

There are generally considered to be 7 classifications of buildings

1. Dwellings – new build (constructed)
2. Dwellings – marketed sales (sold)
3. Dwellings – rented

4. Buildings other than dwellings – new build (constructed)
5. Buildings other than dwellings – marketed sales (sold)
6. Buildings other than dwellings – rented
7. Public buildings which have a display requirement

Who will be able to issue Energy Performance Certificates for the marketed sales sector?

Article 10 of the Directive requires that the EPCs are issued by “suitable qualified and/or accredited persons in an independent manner”.

Despite the Directive coming into force in January 2003, DCLG has never made any substantive announcement as to how or by whom Articles 7 and 10 of the Directive will be implemented *other than* for Sector 2 above (marketed sales). In this sector, the only regulatory framework that exists is the Housing Act, the Home Information Pack, the Home Condition Report and the licensed Home Inspector. The only individual who can issue an EPC in this sector is a licensed Home Inspector, and the EPC is an integral part of the HCR.

Are there any accredited or approved courses I can go on to just issue Energy Performance Certificates?

There is no nationally recognised qualification in just the energy component of the HCR that is the “energy equivalent” of the Diploma in Home Inspection. There are a number of organisations that currently deliver energy rating training and software, but not one of them, including ourselves, is officially accredited yet to allow you to issue just EPCs in any of the seven sectors mentioned.

If I want to deliver Energy Performance Certificates what should I do?

If you are currently training as a Home Inspector, complete your Diploma. If you are not currently training as a Home Inspector, then wait until there are clear announcements from DCLG on how and when Articles 7 and 10 of the Directive are to be enforced across all seven sectors.

If you have an interest in becoming more knowledgeable about energy efficiency and energy ratings in dwellings, then check out what the training providers offer and go on a course that you think is most suitable. The NHER scheme offers the most comprehensive training there is and will provide you with excellent knowledge and skills. But it will not enable you to issue EPCs yet, and nor will any other course at the moment.

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