PEPA MANIFESTO

May 2020

Introduction

The Property Energy Professionals Association (PEPA) represents the six Government appointed Accreditation Schemes that regulate Energy Assessors who produce Energy performance Certificates (EPCs), Display Energy Certificates (DECs) and Air Conditioning Reports.

The PEPA Manifesto

In the next 5 years it is PEPA policy that:

- Consumers and businesses place importance on the value of energy information to improve energy efficiency, save money and carbon
- Every building in UK has a valid EPC, DEC and Air Conditioning Report where applicable*
- EPCs have a validity of 3 years and DECs must be renewed annually
- Energy Assessment is as important as certification and as such the National Calculation Methodologies (NCMs); SAP, RdSAP, SBEM and Operational Rating will be promoted to all stakeholders as the fundamental benchmarking tool for any energy efficiency strategy.
- EPCs, DECs or national methodologies are the measurement tools for accessing funds under all Government incentive and grant schemes (including any that are the responsibility of energy companies or other third parties to deliver)
- The energy rating of a property will have a direct impact on Government taxes such that energy efficient properties benefit from lower taxes
- The energy rating of a property will have a direct impact on Mortgage rates such that buying an energy efficient property or improving the energy efficiency of a property will make it cheaper to own
- Good energy efficiency ratings are a badge of social responsibility
- Energy assessment should continue to be developed to enhance the delivery of Government policy and energy efficiency schemes
- There should be ongoing improvement and development of energy assessors and the underlying methodologies for measuring energy efficiency

EPCs and DECs measure different things and serve a different purpose for the building owner/prospective owner. In an ideal world a building would have both.

To achieve these policies PEPA will:

1. Ensure that EPCs and DECs are constantly improved to provide the best possible information to consumers and businesses
2. Ensure that there is a robust quality regime that tests the accuracy of EPCs and DECs regularly and in a statistically valid manner
3. Ensure that there is full compliance with the EPBD regulations through:
   - Identifying instances of non-compliance with the use of appropriate tools for both non-domestic properties and domestic properties
   - Working with an enforcement agency that is effective (such as National Trading Standards Board) to ensure that there is proactive and meaningful enforcement
   - Establishing a process for identifying those properties that should have an EPC, DEC or Air Conditioning Report and thereafter an effective enforcement methodology
4. Lobby Government to demonstrate the extent to which it values energy efficiency by adopting a 'carrot and stick' approach for businesses and consumers. The carrot should be direct and delivered through lower household taxes and/or lower stamp duty on property transfer. The stick can be delivered enforcing the minimum energy efficiency rating regulations in the private rented sector and then raising the threshold to achieve a minimum of 'EPC rating of C by 2035'
5. Draw up a plan for the effective promotion of energy efficiency information aimed at:
   - Government and third sector organisations (such as FoE and WWF) in order that they can play a full part in promoting EPCs and DECs
   - Businesses centred on the opportunity to save costs and ultimately improve the value of their properties
   - Consumers based on the opportunity to save money through lower household energy bills and pay lower taxes (subject to 4 above)
6. Introduce 'in-home' energy advice delivered by suitably trained energy assessors to assist property owners improve the energy efficiency of their properties and reduce costs and carbon emissions
7. Develop a regime for the promotion and use of the NCMs in a wider context than certification. This would include new uses and tools within different sectors.