

EXCELLENCE
IN ENERGY
ASSESSMENT



Elmhurst Energy's **MANIFESTO FOR CHANGE 2019**



Welcome to...

Elmhurst Energy's MANIFESTO FOR CHANGE

For the last six years Elmhurst has developed a manifesto which we believe underlines the highest priority actions for government and industry to reduce fuel poverty, energy consumption and our impact on climate change.

By documenting our views it provides focus for the year ahead on which we lobby and exert influence at every opportunity.

Whilst we cannot claim all the credit, it is interesting to see that recent developments such as the Minimum Energy Efficiency Standards (MEES) and the Clean Growth Strategy were both things that we had asked government to introduce, so maybe our efforts were rewarded.



Martyn Reed
Managing Director
Elmhurst Energy



Stephen O'Hara
Chairman
Elmhurst Energy





Elmhurst Energy's **MANIFESTO FOR CHANGE**

1.

Industry should work together to drive up the quality of Energy Certificates

Government has shown commitment to Energy Certificates with the "Clean Growth Strategy", and with "Energy Efficiency Scotland", because they realise their value and the improvements they can help deliver.

Industry, and by that we mean those that develop the methodologies, assessors and accreditation schemes, must do all they can to protect that good reputation by continually improving the methodologies and by investing in new tools, systems and training. Quality control processes must be robust and for those individuals and companies that cannot, or will not, adhere to the rules, they must be held to account.





2.

All new buildings should achieve at least the level of energy efficiency performance defined in the current Building Standards and Regulations

The Government should ensure that the transition of new Building Regulations occurs swiftly to ensure that new homes are always built to current regulatory standards.

Transitional periods applied to new regulations can result in homes being built to outdated and lower standards than the current regulations require.

Government has committed to ensure that new homes built in 2030 are using half the energy of those being built today but unless transition times are reduced this will significantly increase our carbon emissions for many more years to come.

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3.

The Energy Certificate needs an update

With many homes now being purchased without a mortgage, and many buyers choosing not to have a home condition survey, sometimes the only independent assessment is the Energy Certificate and, unbelievably, some homeowners make their purchase decisions based solely on what it says.

The assessment that leads to an Energy Certificate uses processes and conventions relevant for an energy assessment, nothing more. Government must ensure that Energy Certificates clearly state the conditions in which they can be relied upon.

Now might also be a good time to review the format of the Energy Certificate to ensure that it fulfils its potential as a catalyst for improvement.





4.

Energy Certificates always reflect the current state of the property

An Energy Certificate is typically valid for ten years by which time the energy costs and savings available will certainly have changed, but so will the property itself with incremental improvements such as the installation of a new boiler or replacement windows.

Elmhurst believe that the Energy Certificate should be re-issued whenever there is a change that impacts upon the energy performance of the building and, to reflect current fuel prices, an Energy Certificate should lapse after one year to ensure that estimates and recommendations are relevant.

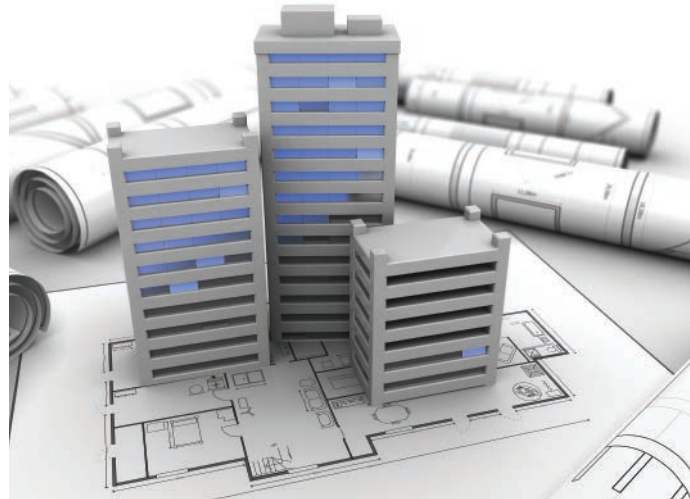
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5.

Ensure the quality of energy assessments undertaken for planning and Building Regulations compliance

The planning and Building Regulations process requires a prediction of a building's energy performance at the design stage, before construction starts.

It is critical that the quality of such predictions are equal to those used for producing the Energy Certificate, which means that they should only be undertaken by accredited energy assessors whose activities are overseen by an approved scheme.





6.

Energy Certificates and Energy Certificate data should be open access for use by all stakeholders

We believe that the current restrictions which impact the use of Energy Certificate data requires an overhaul. On one level it is difficult for businesses such as estate agents and landlords to access energy certificates in a efficient manner, meaning that many create their own A-G graphs which may, or may not reflect the energy certificate.

Yet, the release of Open Data puts many of the inputs collated to create an EPC in a format easy to access and integrate, with little or no restriction. Elmhurst welcomes the advent of open data and believes that the register should be opened up to allow all users with a legitimate need to access energy certificates and other key energy efficiency data that they contain.

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7.

Energy Certificates for all buildings

No building should be exempt from requiring an Energy Certificate to allow ready comparison between buildings and to identify opportunities for improvement.

Energy Assessors should have tools available to modify recommendations depending on the building type and the expectations of the homeowner.





Elmhurst continues to support the following government departments in delivering their energy efficiency strategies:

England and Wales

Ministry of Housing, Communities and Local Government (MHCLG)

The Department of Building, Energy & Industrial Strategy (BEIS)

Scotland:

Building Standards Division (BSD)

Northern Ireland:

The Department of Finance and Personnel in Northern Ireland (DFPNI)



For further information about the services that **Elmhurst Energy** provides please visit:

www.elmhurstenergy.co.uk

or call:

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