

# Regulations and in-use performance

## Joining the dots

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# EPC Action Plan, Sep 2020

BEIS – Department for Business, Energy and Industrial Strategy

Preparing for a future where an EPC rating has increased financial value

Reliability

Trust

Enforcement

Reflecting real-world performance

*"EPCs will need to move from a reflection of the features of a building to a true measure of 'in use' building performance "*

NCM will need to evolve to better account for data which relates to real-world performance

A role for actual energy usage data e.g. from SMART meters?



## EPC Action Plan

- Non-domestic operational ratings
  - PRS EPCs by 2030
    - SAP 11

# Consultation on non-domestic operational ratings by end of 2021



- Starting with offices ?
- Landlords / Tenants / Whole buildings ?



- Future link to PAS 2038?

# Domestic PRS consultation

<https://www.gov.uk/government/consultations/improving-the-energy-performance-of-privately-rented-homes>

Closing 30<sup>th</sup> December 2020

Central proposal: EPC C by 2030, £10k cap – using EPC Energy Efficiency Rating i.e. cost rating

- Energy savings – x% ? - SAP adjusted for real-life energy use and savings
- Reach for properties in scope: 70% meeting EER C + 20% taking some action

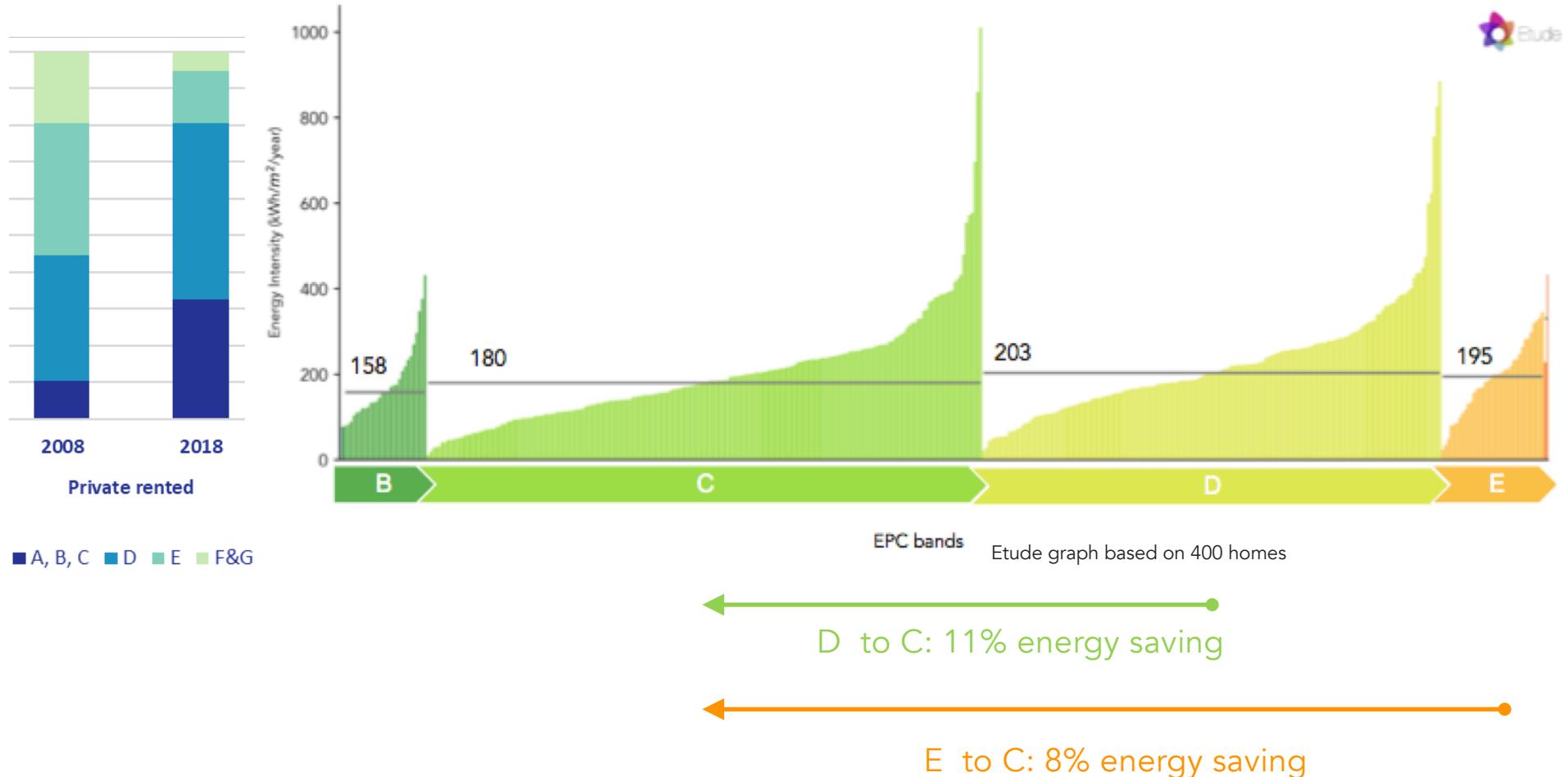
Q5 - Alternative metrics

Q10 – Dual metric incl. Environmental Impact Rating (CO2) and £15k cap >> low-carbon heating

Q13 – Link to Trustmark

Q14 – Link to roll out of smart meters

# Domestic PRS consultation



# Review of SAP and RdSAP 11: by end of 2021

*Shape the future of SAP/RdSAP, in order to best support the Government policies relying on its outputs.*

*Recommendations on what SAP/RdSAP 11 will need to model, and how, to produce reliable, pertinent and comparable energy assessments of homes in the future*



Levitt Bernstein  
People.Design



# Have your say!

Surveys open til Friday 11<sup>th</sup> December 5pm

<http://www.surveymonkey.co.uk/r/SAP11>



# What should we aim at?



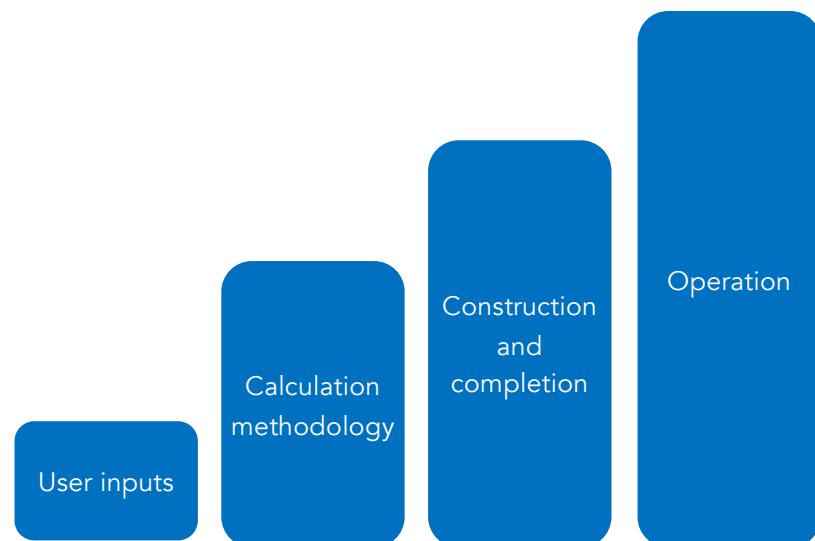
## Metrics for SAP – primary & secondary

- Energy consumption
- Carbon
- Primary energy
- Space heating demand
- Peak demand
- ... ?

## Target setting

- Notional dwelling, broadly as currently set in SAP
- Notional dwelling, but modified
- Set target e.g. Energy Use Intensity
- ... ?

# Performance gap

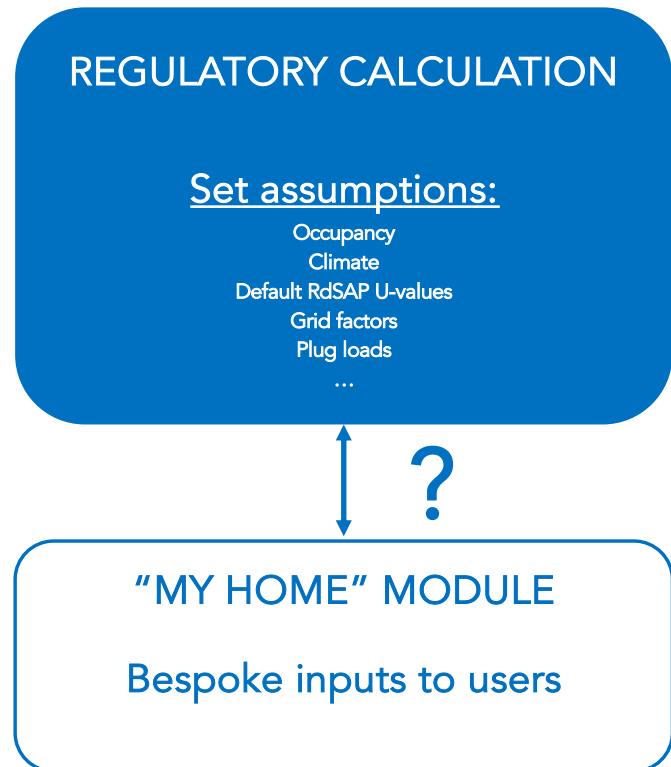


Should SAP / RdSAP help reduce the performance gap?

... and if so, how ?

- Fewer / different default values
- More transparent and accessible assumptions and calculations
- Penalties without commissioning results
- Clearer information to residents in SAP reports
- More outputs which can be directly verified as-built or in-use ... ?

# Beyond regulatory uses



Would it be useful for SAP to be available for bespoke uses by designers, residents and technical users?

e.g. occupancy scenarios

e.g. climate scenarios

e.g. changes to methodology

# THANK YOU

<http://www.surveymonkey.co.uk/r/SAP11>

Deadline Friday 11<sup>th</sup> December 5pm

Any questions:

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