



## Northgate Domestic Energy Assessor Accreditation Scheme

28 July 2008

# Information Bulletin

Northgate Accreditation Scheme bulletins contain updates about the Northgate scheme, useful information and frequently asked questions. If there is an item you would like to see covered please let us know at [dea@northgate-is.com](mailto:dea@northgate-is.com).

Previous bulletins may be downloaded from our website at <http://www.northgate-dea.com/links.php?pageId=52>

## REMINDER

## RdSAP 9.82



As stated in the last bulletin (16<sup>th</sup> July), there will be a new release of RdSAP, version 9.82, in early September. We will release CPD on these changes and guidance on how to record the evidence and data through late July and August. This CPD **must be completed** in order for your accreditation to continue past the release date, anyone who has not submitted their CPD by the release date will become inactive until the CPD is successfully completed.

Please note that we are unable to accept RdSAP 9.82 CPD from other accreditation bodies as it will be scheme (EPC portal) specific. This will apply to all the accreditation schemes because our portals all differ.

## HINTS &amp; TIPS ...



## Lighting

A number of questions concerning what constitutes low energy lighting have been received by the scheme over the last few weeks. A number of homeowners and some DEAs are not sure why low voltage lights are not classed as low energy.

The only case where low energy lights can be included in the EPC is where compact fluorescent lights (CFL) or fluorescent bulbs are being used. These type of lamps have much lower **wattage** ratings (typically 10W, 15W etc) as opposed to normal incandescent bulbs (40W, 60W or 100W). The rating can often be seen on the bulb.

The trend to use recessed halogen bulbs in kitchens and other areas of the house, although are rated as 12v systems (low **voltage**), still tend to have wattage of 20W or 50W per bulb. In a typical installation using 4 x 50W lamps, this would mean a combined wattage of 200W.

DEAs will also need to be aware of some homeowners expecting the presence of “dimmer switches” to be counted into the EPC as they assume that this reduces the energy used by a normal lamp.

Please note that low wattage CFL lamps that can be used with dimmer switches are now available and increasingly being used.

GUIDANCE ...

## Rental Property



With the deadline of October 1<sup>st</sup> fast approaching, there has been an increase in interest from landlords (private and social) about their obligations with regards to EPCs. There are a number of approaches that landlords can take with regards to the provision of an EPC to a prospective tenant. The approach taken by the DEA and landlord will depend on how the landlord wants to manage their housing stock and also the number of houses that they own.

The current new guidance outlines the benefits and drawbacks associated with the approaches. Northgate are preparing a number of CPD packages and “Frequently asked Questions” to reflect the new CLG guidelines. These are detailed in the CPD special bulletin issued on 21<sup>st</sup> July 2008.

The guidance specifies the time at which an EPC should be made available to the prospective tenant; the legislation does not require the Landlord to produce an EPC if an existing tenant is renewing their tenancy. If the Landlord has an existing EPC from the sale/purchase of a property then this EPC can be used subsequently for the incoming tenants as it will have a validity of 10 years. But if the property is put back on the sales market then it can only be used if it is still within the initial 12 month period.

### Homes of Multiple Occupancy (HMOs)

When individual rooms in a building are rented out and the tenants share a number of facilities (e.g. kitchen and/or bathroom) the landlord is not required under the current directive to provide an EPC as the legislation only requires an EPC to be provided for a “dwelling” that is intended to be used separately. The examples below indicate some scenarios. Please refer to the CLG guidance for further details (a copy is attached with this bulletin).

**Example 1:** A house or flat is rented by a number of tenants who have exclusive use of their bedrooms but share a kitchen and bathroom. In this case each tenant has a contract with the landlord for the parts they have access to, but not for a whole dwelling. An EPC is therefore not required each time a tenant moves, although one will be required for the whole house if it is sold, rented as a whole or constructed.

**Example 2:** A group of friends rent a property and there is a single contract between the landlord and the group as the contract is for the rental of a whole dwelling. An EPC is required for the whole dwelling.

**Example 3:** Individual tenants rent rooms in a hall of residence. Each room does not constitute a building or part of a building designed to be used independently or separately. An EPC is not required, for each individual room. However, an EPC will be required on the whole building if it sold, rented or constructed. It will also be required on self-contained units within the hall, e.g. a self-contained caretaker’s flat, if this is sold, rented or constructed.

## NEWS

## CLG News

### Press Release: Drive for affordable homes and the rights of tenants gains the stamp of approval (23<sup>rd</sup> July).

The Government's drive to deliver much needed new affordable homes and safeguard higher housing standards for eight million social housing tenants took another step forward today (23<sup>rd</sup> July) as the Housing and Regeneration Act gained Royal Assent. The new Act, will:

- help address the shortage of affordable housing for first-time buyers and families through the establishment of the Homes and Communities Agency (HCA);
- give social housing tenants a better deal with the creation of the new Tenants Services Authority (TSA);
- make new housing greener to tackle climate change.

For the full press release please see:

<http://www.communities.gov.uk/news/planningandbuilding/903325>

## Other News

### Severn fence 'could provide 1% of UK power'

A coalition of researchers and energy companies have floated the idea of constructing a Severn tidal 'fence' instead of the controversial barrage that has been proposed for the river. See [http://www.edie.net/news/news\\_story.asp?id=15014](http://www.edie.net/news/news_story.asp?id=15014).

### NYC to cut building emissions

New York City has announced plans to cut energy consumption and greenhouse gas emissions of public buildings by almost a third over the next ten years. See [http://www.edie.net/news/news\\_story.asp?id=15002](http://www.edie.net/news/news_story.asp?id=15002) for the full story.

### £60m biomass plant gets go ahead

E.ON has been given the green light to build a £60m renewable energy plant on the site of a former coal-fired power station. For the full story visit [http://www.edie.net/news/news\\_story.asp?id=15008](http://www.edie.net/news/news_story.asp?id=15008)

*We hope you found this bulletin of interest and use. Please let us know, by emailing [dea@northgate-is.com](mailto:dea@northgate-is.com), if you have any comments or if there is something you would like us to include in a future issue. Thank you.*