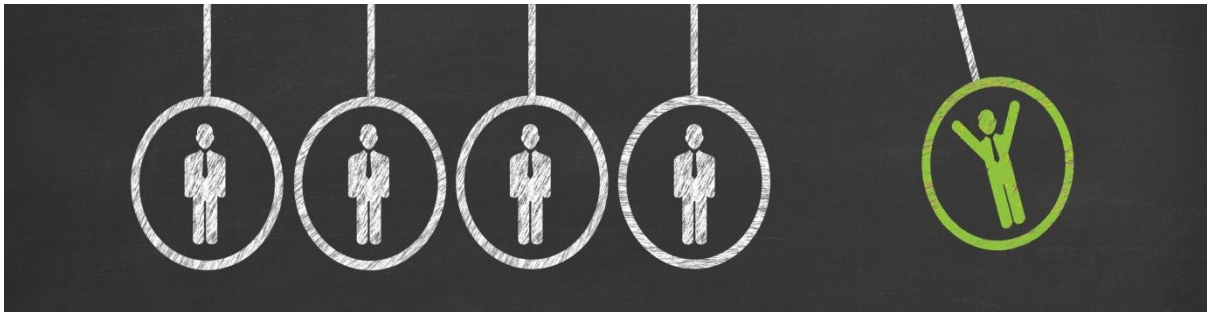


DEA Smart Auditing

Re-launch of the auditing process in 2018; ensuring the focus remains firmly on Quality and helping DEAs to produce good quality EPCs.

Schemes had been working together for almost two years as part of the Energy Assessor Oversight Board (EASOB) on developing the new Scheme Operating Requirements (SORs) which came into force in April 2018, and with it came the ability to adopt new auditing practices and build on a trial a set of 'smart rules' in 2016 which produced some positive results.



Smart auditing was gradually phased in for DEA auditing, starting in the summer of 2018, designed to focus on the 'output' of the energy certificates not the 'process' by which they were produced. The concept is straightforward and takes a 'risk based' approach, which means that higher risk Energy Certificates are selected for audit, and moves away from audits being 100% random, although a proportion will continue to be selected that way. Smart auditing will eventually be rolled out to other strands and schemes will keep their members updated.

EASOB meet regularly to manage the SORs and have amended these rules, to ensure that the focus remains firmly on current challenges observed through the audit process across Schemes. The DEA smart rules are on their second revision (v1.2) and can be found [here](#).

This is great news for all DEAs, as using this risk based approach should result in fewer audits for those who produce quality energy assessments, with the focus now returning to 'is the EPC correct?'

Stephen O'Hara, PEPA Chairman stated: *"We welcome these changes as we believe smart auditing is a positive step towards better quality Energy Certificates. Allowing Industry to pay particular attention to high risk EPCs is something that we have all wanted for some time. We would like to stress to DEAs that auditing is necessary to ensure quality EPCs are produced for homeowners, landlords and tenants."*