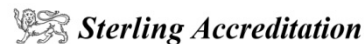


# Andrew Geens

## LCEA (EPC L4/DEC/ACI)

# Head of CIBSE Certification

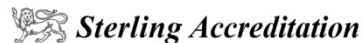
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# CIBSE Certification's Role?

## Non-Domestic EPBR Scheme (EPC Levels 3,4 and 5/DECs/ACIRs)

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# Audit Update

- The Energy Performance of Building Regulations are the UK embodiment of the Energy Performance of Buildings Directives.
- At the 2012 re-cast there were a number of requirements introduced that were not entirely consistent with the aims of managing energy/carbon use better. This was done in the interests of avoiding “Gold Plating”

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# Audit Update

- Ironically the most blatant example of “Gold Plating” is to be found in audit rules embedded in the SORs.
- The Directive requires that a random selection of at least a statistically significant percentage of all the inspection reports issued annually are subject to verification.

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# Audit Update

- This translated into the SORs as a requirement for a random selection of 2% of all lodgements to be audited AND, in the case of non-domestic strands, one audit for every assessor that has lodged in the period every 6 months
- Anyone that is selected for audit outside of the 2% is not random and arguably those within are not either.

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# Audit Update

- For CIBSE Certification this meant that typically up to 14% of lodged EPCs and ACIRs were being audited at great cost to us and great nuisance to you. This was not unique to CIBSE Certification
- Furthermore, none of this was truly random, randomness was removed by the one in 6 month rule that was there because the rule writers did not understand “statistically significant”.

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# Audit Update

- But we don't do it like that anymore.
- Given the opportunity, as a mature industry, to review the rules we have taken the opportunity to replace the audit calling rules described with a risk based approach
- This approach still includes a small percentage of randomly called audits (0.5%) and these are now more likely to be random
- All lodgements are now going to be checked against risk criteria which means that all assessors are checked every month, negating the perceived need for one in six month checking

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# Audit Update

## Risk based approach

- Through training and assessment and auditing experience the industry has identified commonly made mistakes, so looking for these mistakes is a better use of audit resource than randomly sampling at 2%.
- Successfully trialled for domestic (RdSAP) EPCs and now rolled out for non-domestic

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# Audit Update

## Risk based approach

- Advantages of risk based approach
  - Doesn't rely on correctly setting statistically significant sample
  - Is truly random, in that no-one knows when a particular case is going to be called for audit
  - Identifies serial offenders
  - Identifies clusters of assessors making same mistake so training can be mandated and also original training reviewed
  - Can investigate fraud or other topical issues
  - Should reduce inaccurate EPCs to just human error

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# Audit Update

## Risk based approach

- So, what are the rules?
- For domestic EPCs the focus was on inputs, there are relatively few, but for the non-domestic we are looking more at the outputs for indications that there have been input errors
- When you hit the calculate EPC button you get a summary results page. We will be looking for unusually high or lower numbers here. You should all be using these results as a sense check before you lodge anyway, but I recommend that you do now if you weren't before
- DEC and ACIRs are a little more challenging

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# Audit Update

## Risk based approach

iSBEM v5.6.a - Ratings - Accreditation test 1 -

General | Project Database | Geometry | Building Services | Ratings | Building Navigation | About iSBEM

Asset Rating

EPC England

Building Rating | Graphic rating | Recommendations | EPC Audit | Calculation Logs | Calculation Errors | Supporting Documents

	Heating	Cooling	Auxiliary	Lighting	Hot Water	Total	
Actual	125.64	13.17	88.99	26.01	367.66	621.47	kWh/m2/yr
Notional	57.92	3.77	34.14	4.23	321.59	421.65	kWh/m2/yr
Reference	201.84	20.81	5.34	7.59	617.81	853.4	kWh/m2/yr

	Part L TER	Typical	SER	BER	EPC Rating
kgCO2/m2/yr	136.4	399.8	148.8	276.5	93
Band	B	F	B-C	D	

**Calculate EPC Rating**

Energy Performance Certificate

EPC recommendations report

Supporting Recommendations

**Click on text below for...**

SBEM Outputs

HTM data reflection reports are only produced if the relevant box is ticked in the General form

**Calculation progress: Asset rating completed**

Click to check object assignments, there are NO CRITICAL un-assignments in the project

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# Audit Update

## Risk based approach

- Where are we now?
- All schemes had to start by end December 2019
- We are in the process of deciding how we collect data
- We are using other Suspicious/risk triggers
  - First time lodgers
  - Multiple lodgements
  - High lodgements

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# Any Questions?



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