

First of all, PEPA sends best wishes to everyone in the energy information industry for a safe, healthy and prosperous 2021.

2020 was a difficult year in so many ways for so many people and it is our sincere hope that 2021 will see an end to the COVID-19 pandemic.

For PEPA, 2020 was a busy year, with widespread engagement covering many different aspects of the energy information industry and its future role in contributing to improving the energy efficiency of buildings. Against a backdrop of serious Government intent to pursue a green agenda to reduce carbon emissions and for energy efficiency to play a major role in delivering to this agenda, it was vital that our industry was fully engaged with Government departments and important stakeholders.

The following is a summary of PEPA activity in 2020:

CONSULTATION RESPONSES

PEPA responded to the following consultations/calls for evidence:

- Energy Efficient Scotland: Improving energy efficiency in owner-occupied homes
- Proposed changes to the EPBD regulations in respect of Article 15 (as they related to A/C Reports)
- The Environment Audit Select Committee Call for Evidence on the Energy Efficiency of Existing Homes
- The MHCLG EPC Action Plan
- BEIS Consultation on moving to a single reference SAP engine
- The Economic Recovery Roundtable on Net Zero

COVID 19

The PEPA Resource Kit for Assessors is currently being updated with details of all the available schemes and will be circulated as soon as it is available.



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Department for
Business, Energy
& Industrial Strategy



Ministry of Housing,
Communities &
Local Government

ENGAGEMENT WITH GOVERNMENT & OTHER STAKEHOLDERS

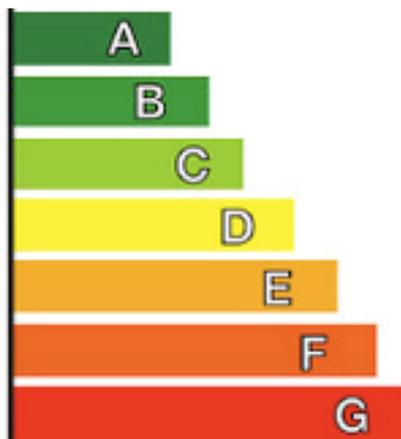
PEPA and its members engaged with Government and other stakeholders on:

- ◆ Guidance for the continued safe operation of the housing market from mid-May 2020 through the Home Buying & Selling Group and drafting specific guidance for surveyors and energy assessors
- ◆ The Green Homes Grant scheme, both directly with BEIS and through the British Energy Efficiency Federation (BEEF), in particular, lobbying for an extension to the scheme
- ◆ The Domestic Premises (Energy Performance) Bill (HL) laid in the House of Lords by Lord Foster
- ◆ Continuing development of the EPC Action Plan (with MHCLG and BEIS)
- ◆ The next Energy Company Obligation scheme—ECO4 (with BEIS, Ofgem and the Sustainable Energy Association (SEA))
- ◆ How to progress Owner Occupier property energy improvements in England and Wales (with BEIS and other stakeholders)
- ◆ The further expansion of the provision of Energy Advice under PAS 2035
- ◆ A standardised API for property data held by Her Majesty's Land Registry
- ◆ Development of the PAS 2038 standard for the provision of energy advice on non-domestic properties

There have been a number of positive outcomes for our industry in 2020. One of the highlights was MHCLG deciding not to proceed with the proposed changes to Article 15 of the EPBD regulations, which would have diluted the requirement for Air Conditioning Reports. The extension of the Green Homes Grant scheme was warmly welcomed and the announcement of the Government's intent to raise the minimum energy rating on private rented homes to EPC rating C and the private sector, non-domestic buildings, to EPC rating B, demonstrated their intent to focus on the energy efficiency of buildings.

On a more negative note, the continuing lack of attention to enforcement, in respect of non-compliance with DEC regulations and A/C reports, has been very frustrating.

NON-COMPLIANCE



In 2020, PEPA continued to follow up reported instances of non-compliance, with the EPBD requirements in respect of EPCs, DEC's and A/C Reports, with some success, seemingly a lot of property owners were unaware of the regulations and on the whole were most apologetic and swift to comply. If you are aware of any property that is up for sale or rent and does not have a valid EPC, DEC or A/C Report as required by the regulations, please visit the PEPA website [here](#) and complete the online form.

MOVING FORWARD IN 2021

2021 promises to be no less busy for PEPA and its members.

There are responses being prepared for submission in respect of the following consultations:

- ◆ Improving the Energy Performance of Privately Rented Homes in England and Wales
- ◆ Improving the Home Energy Performance through Lenders

There will also be other consultations released early in 2021:

- ◆ Privately Rented Buildings in the non-domestic sector (minimum EPC rating B by 2030)
- ◆ The ECO4 Scheme
- ◆ PAS 2038 for non-domestic buildings energy advice

In addition, PEPA will focus particularly on:

- ◆ Embedding the compulsory use of EPCs in future iterations of the Green Homes Grant scheme (or its successor)
- ◆ Embedding the use of EPCs in ECO4
- ◆ Delivery of the EPC Action Plan
- ◆ Tackling non-compliance as it relates to DEC's and A/C Reports
- ◆ Ensuring that EPCs are at the heart of any other future Government energy efficiency schemes
- ◆ Developing and expanding the delivery of energy advice under PAS 2035 and PAS 2038 when it is released

The other major initiative for 2021 is the delivery of the **PEPA Conference**; further news about this will be released shortly. We look forward to once again being able to engage with energy assessors on the future of our industry and the role that PEPA can play in helping to deliver it.

MESSAGE FROM PEPA CHAIRMAN ANDREW PARKIN:

Happy New Year to all Property Energy Professionals. I wish you all a safe, healthy and positive 2021.

Looking back at 2020, I have many competing emotions and feelings. When I delivered my closing remarks to the 350 delegates who attended the PEPA conference in late February 2020, I had a message of positive change and a clear plan of the direction of travel for our industry in the year to come. Yes, we were aware of Covid-19 and what was happening in China and early reports of the virus spreading to Europe, but it wasn't going to change what we had planned...

How little did I know.

Despite the difficulties experienced during the first lockdown, the housing and energy assessment industries were fortunate to be given the opportunity to be among the first to be opened back up in full. This was a huge privilege and was hard fought by PEPA and its members, along with dozens of other Trade Associations within the wider industry. This action and the government's ability to listen and act, was hugely positive and bodes well for our industry going forwards.

Having lost nearly 2 months of trading to Covid-19, I am so impressed with how our industry bounced back. Clearly there was much pent up demand in the housing sectors, however, the industry was able to respond to that demand without affecting turnaround times, and did so in a COVID compliant manner. I would like to take this opportunity to say **thank you** to all property energy professionals who acted with diligence and in accordance with the guidance set by PEPA and the government, to ensure we successfully and permanently exited from lockdown restrictions.

Looking forward to 2021, we have the third and hopefully last lockdown to navigate. I hope to see an extension of the Stamp Duty Tax window and to the Help to Buy scheme, to assist house sellers and buyers. PEPA will be making representation for the extension of these levers, to allow the industry the breathing room it needs and avoid a cliff edge drop off in activity.

PEPA will also be heavily consulting with government for their plans for setting minimum energy performance standards for the whole housing sector. Our aim is to ensure all buildings in the UK are improved to a challenging, but achievable, minimum standard in the next 10 years. We will focus on the work we have started with MHCLG on the EPC Action plan. This should bring improvements for the use of EPCs, and set our industry on a positive direction of travel, where the EPC is increasingly used for more trigger points.

This will bring many rewards for energy assessors, and more scrutiny of the EPC, so we need to take this opportunity seriously and act to improve all aspects of delivering energy assessments and certificates. PEPA will also be working with key stakeholders to ensure the application of the Retrofit Standards into industry.

For domestic, PAS 2035 will be required in ECO 3, we will call for its use in ECO 4, as well as the use of EPCs. We also look forward to the successful launch of PAS 2038 for commercial buildings, where PEPA have representation on the working groups.

Certainly a challenging and busy year ahead! PEPA looks forward to these challenges and a bright and positive future!

Happy New Year!



Andrew Parkin (PEPA Chairman)

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