



Department for
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Dear Mr Hodson

Energy Performance of Buildings Directive – Recast (Article 18)

Thank you for your letter requiring information on the independent control system under Article 18 of the Directive 2013/31/EU on the Energy Performance of Buildings (EPBD recast).

Please find attached completed Annexes for the UK authorities. Annex A covers England, Wales, Scotland and Northern Ireland. If you wish to see the returns from individual administrations, this information can be provided on request. Annex B covers Gibraltar.

The additional information in this letter is applicable to England, Wales, Scotland, Northern Ireland and Gibraltar.

The total number of randomly selected Energy Performance Certificates (EPCs) for verification purposes in 2013 covers the number of EPCs called for audit. For England and Wales these figures include reports with the status of either 'cancelled' and 'under investigation.' Following investigations, those EPCs 'under investigation' can be either reinstated or re-issued.

Only qualified Energy Assessors may lodge EPCs on to the Central Registers. This is done through their Accreditation Schemes/Approved Organisations which are bound by Standard Operating Requirements. Under these requirements, Accreditation Schemes must randomly select and audit a sample of a minimum of 2% of the EPCs lodged in a year.

The UK's Random Sampling is operated on the principle that the Energy Assessor who produced the EPC is unaware of which certificates are selected for auditing. The numbers of EPCs audited can vary between individual calendar months but must not fall below 1% of EPCs lodged in any given month. The number of EPCs audited in any quarter must not fall below 2%. Quarters are defined as the periods: January 1st to March 31st, April 1st to June 30th; 1st July to Sept 30th; and Oct 1st to December 31st. In each calendar year a

minimum of 2% of EPCs lodged should be audited through random sampling. The calendar year is defined as being from 1st January to 31st December.

The difference in the number of EPCs called for audit varies from the completed number audited. This is due to the time it takes the audit process to complete.

Inspections of energy certificates for Gibraltar are carried on a two yearly basis and the last inspection was carried out in 2012.

In the UK the introduction and the requirement to lodge EPCs and Air Conditioning Inspection Reports on to Central Registers were phased in. We would be happy to provide further information on the timeframes.

Additional auditing

In addition to this, independent Auditors are appointed in England and Wales to regularly audit Accreditation Schemes to make sure that they comply with DCLG's SORs (Northern Ireland approves the same Accreditation Schemes as England and Wales). Where schemes fail to meet the minimum standards, Disciplinary Notices may be issued imposing time-limited remedial actions. Failure to comply can lead to suspension or termination to practice as an approved Accreditation Scheme. From late 2014, the Scottish Government will also audit their Accreditation Schemes.

Yours sincerely



Hannah McNamara