

Energy efficiency in homes and minimum EPC requirements



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Overview

- About YCE & context
- EPCs and Minimum Energy Efficiency Standards
- Making a house energy efficient
- How YCE can help

About York Community Energy



- Independent, volunteer-run Community Benefit Society
- Promoting community energy - generating and saving



Warmer Homes York project

- Around 36% of carbon emissions in York come from housing while only 36% of York homes are well insulated.*
- Retrofitting of homes is crucial to achieving emissions targets, but unlikely to happen on its own.
- Our aim: get more York homes insulated and kick-start a market for home retrofit in the city.

Warmer Homes York

Three main services:

- Whole-House Assessment
For serious changes to super-insulate or “deep retrofit” your home
- Home Energy Check-Up
For those who want to save energy at home but don’t have a huge budget
- Thermal Camera Loan
To check for or investigate specific issues in the home



York Energy Advice

Free support on energy issues to any York residents:

- On a low income
- Or aged 50+
- Or experiencing a long term physical or mental health condition or disability

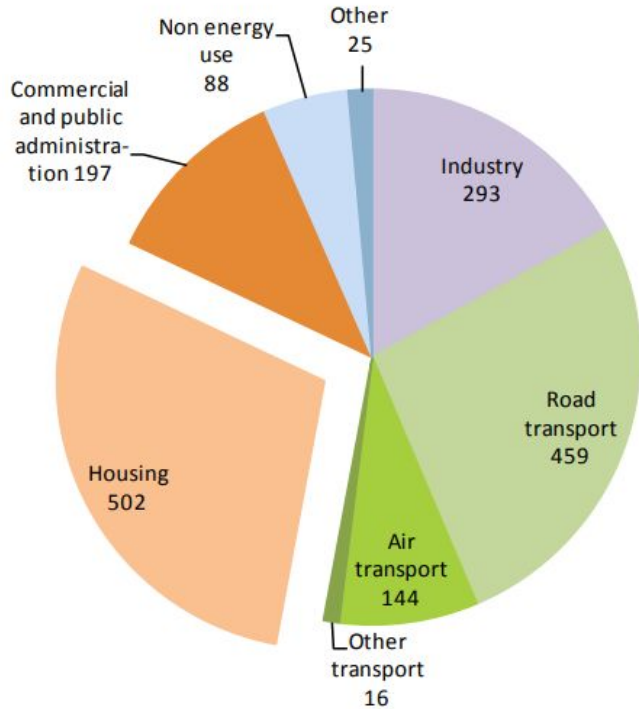
Plus **training and referrals** for frontline support organisations



Funded by the Energy Industry Voluntary Redress Scheme and City of York Council



Context



Graph 1a: Final energy consumption by sector 2012 (UK, TWh, Total 1,724 TWh)

NEWS

23rd March 2019

York declares 'climate emergency' after young people demand action



By Chloe Laversuch | [@chloelaversuch](https://twitter.com/chloelaversuch)
Local Democracy Reporter

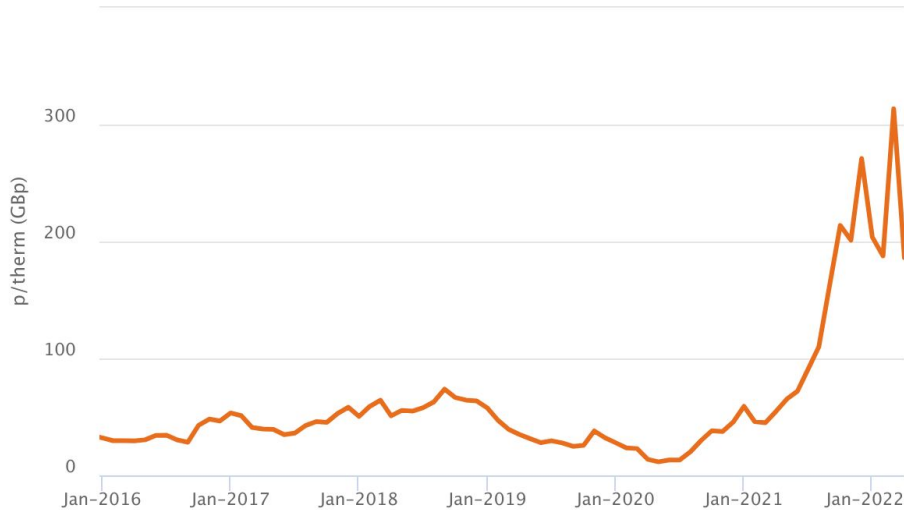


New ONS figures reveal cold homes death toll

National Energy Action: 8,500 deaths from cold homes in winter 2020 (England & Wales)

Context

Gas Prices: Day Ahead Contracts – Monthly Average (GB)

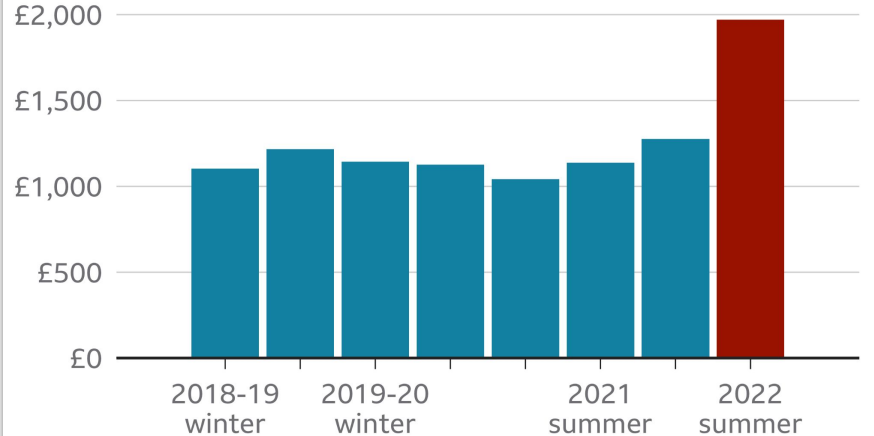


Source: Ofgem

Energy bills to rise more than predicted, says Ofgem boss

The energy price cap has risen by nearly £700

Annual bill for a typical household on a price capped dual-fuel tariff paying by direct debit



Source: Ofgem

**Energy Performance Certificates
(EPCs)**

&

**Minimum Energy Efficiency
Standards (MEES)**



Energy Performance Certificates (EPCs)

- Indicate the **energy performance** of a property and note potential **areas for improvement**.
- Not perfect but useful indication.
- Landlords required to get a **new EPC every 10 years**.
- Required to provide a copy to tenants when they move in.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Example EPC rating (not full certificate)

- Find an existing EPC: <https://www.gov.uk/find-energy-certificate>
- To get an EPC done, use a registered Domestic Energy Assessor: <https://www.gov.uk/get-new-energy-certificate>

Minimum Energy Efficiency Standards - current

- All rental properties required to have an EPC
 - If marketed for sale or let, or modified, in the past 10 years
- Currently must be **minimum “E” rating**
 - As of 2018
- Can apply for exemption in certain circumstances, including:
 - Cost cap of £3,500
 - Only measures that are on EPC report are required
- More information (including compliance and penalties):
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Minimum Energy Efficiency Standards - proposed

Proposed new requirement: EPC rating “C”

- New tenancies: from 31st Dec 2025
- Existing tenancies: from 31st Dec 2028
- Increase spending cap from £3,500 to £10,000

More information:

<https://www.gov.uk/government/consultations/improving-the-energy-performance-of-privately-rented-homes>

Currently just proposals, but look likely to be implemented.

Making a house energy efficient



Fabric first!



Whole house approach

- Each house is unique
- Doing just one thing can cause problems or make future measures more difficult, so a whole house plan is advisable
- If done well, you will benefit from increased comfort and improved health
- And save on energy bills while (probably) reducing carbon emissions



Key energy saving measures to improve EPC

“Simpler” measures

- Loft insulation
- Cavity wall insulation
- Low energy lighting
- Improve heating system
(e.g. controls)
- Draught proofing
- Single glazing -> double glazing
- (Solar PV panels)

More complex measures

- Internal wall insulation
- External wall insulation
- Floor insulation

Also consider

- Ventilation
- Performance gap

Financial support

Funding pots not currently open, but which are expected to be available in future - subject to criteria around current EPC and income level.

- City of York Council Home Upgrade Grant:
<https://www.york.gov.uk/HUG>
- Energy Company Obligation:
<https://www.gov.uk/government/consultations/design-of-the-energy-company-obligation-eco4-2022-2026>

How can YCE help?



You can:

- Get in touch for services including: Whole House Assessment, Home Energy Check-up, or (in winter) loan our thermal imaging camera
- Sign up to our mailing list to keep up to date on our latest activities
- Join one of our events, e.g. our next Energy Cafe to discuss home energy efficiency with other householders



York Community Energy

For more info:

 <https://yorkcommunityenergy.org.uk>

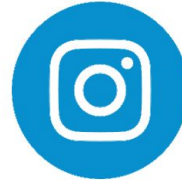
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