Assessing Fulfilment of EPBD Requirements – Interim Findings

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Overview

- Study objectives
- Main data collection activities
- Interim findings
- Next steps
Study objectives
There are four key components to the study:

1. **Fulfilment rates:** understand fulfilment rates with minimum energy performance (MEP) requirements and various aspects of implementation of Energy Performance Certificates (EPCs) (issue, quality and display).

2. **Independent Control Systems (ICS) for EPCs:** build an understanding of the ICS in Member States and provide recommendations to improve them.

3. **Checking practices for MEPs:** examine the influence of different checking practices, and framework conditions on observed levels of fulfilment and provide recommendations to improve them.

4. **Estimates of missed energy savings:** provide an estimate of missed energy savings based on non fulfilment of MEP requirements across the EU-28.
Overview of data collection activities
Multiple data collection routes were pursued to enable triangulation of findings

Establishment of data collection strategy to derive compliance rates

Minimum Energy Performance requirements

- New buildings
  - Art. 6
- Existing buildings
  - Art. 7, Para 1
- Retrofitted / replaced building elements
  - Arts. 7, Para 3 & Art. 8
- Produce EPC for constructed, sold, rented buildings
  - Art. 12(1)a
- Produce EPC for buildings with floor area >500m² & public authority occupied
  - Art. 12(1)b

Energy Performance Certificates

- Hand over EPC to buyers/new tenants
  - Art. 12(2)
- Advertise EPC
  - Art. 12(4)
- Display EPC in public buildings
  - Art. 13
Interim findings
Fulfilment rates for minimum energy performance requirements

Fulfillment rates of MEP

Based on assumptions on law compliance and compliance check system effectiveness

Based on primary sampled data

- Application of MEP standards for new buildings
- Application of MEP standards for renovated existing buildings
- Application of MEP standards for retrofitted existing buildings (retrofitted building elements)

Source: Consultation with Member State representatives. Based on 19 email questionnaires and interviews.
EPCs – fulfilment rate for buildings that when constructed, sold or rented out, hold a valid EPC

Source: Online questionnaires to three types of national associations: Responses were received from 13 national associations of estate agents, 11 national tenant associations and 8 national building owner associations covering a total of 16 Member States.
EPCs – fulfilment rate for buildings that when constructed, sold or rented out, hold a valid EPC

No data reported for: BG, CY, HR, EE, HU, LV, LT, LU, MT, SK, SI, ES

Source: Online questionnaires to three types of national associations: Responses were received from 13 national associations of estate agents, 11 national tenant associations and 8 national building owner associations covering a total of 16 Member States.

Estate Agent, Poland:
“Buyers do not understand it [the EPC]. It has no impact on the decision of prospect tenants/buyers”.
EPCs – fulfilment rate for buildings that when constructed, sold or rented out, hold a valid EPC

Estate Agent, Ireland:
“[awareness of the value of EPCs] has increased substantially in the last few years; however it [the EPC rating] is not really part of the decision making process for buyers. It is for tenants as they worry about the electricity bills”.

No data reported for: BG, CY, HR, EE, HU, LV, LT, LU, MT, SK, SI, ES

Source: Online questionnaires to three types of national associations: Responses were received from 13 national associations of estate agents, 11 national tenant associations and 8 national building owner associations covering a total of 16 Member States.
EPCs – fulfilment rates for inclusion of EP indicator in advertisements in commercial media

No data reported for: BG, CY, HR, EE, HU, LV, LT, LU, MT, SK, SI, ES

Source: Online questionnaires to three types of national associations: Responses were received from 13 national associations of estate agents, 10 national tenant associations and 7 national building owner associations covering a total of 16 Member States.
On-the-ground insights into fulfilment of the requirement to display EPCs

Number of buildings visited in each size category (m²)

<table>
<thead>
<tr>
<th></th>
<th>IE</th>
<th>ES</th>
<th>PL</th>
<th>SE</th>
<th>UK</th>
<th>BE (FL)</th>
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<td>18</td>
<td>12</td>
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</tr>
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Source: On-the-ground data collection in 9 cities in 7 Member States.
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