



HECA, MEEES, PRS Energy Efficiency Trajectory: A Government Update

Ellen Parker, Helene Bartos
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AGENDA

- HECA Guidance update
- PRS Minimum Standard Amended Regulations
- PRS Enforcement Pilots
- Domestic PRS EPC C 2030 Trajectory



HECA Guidance

- *Home Energy Conservation Act 1995* ('HECA');
- Requires all English LAs to submit reports to BEIS every two years setting out plans to: 'support the delivery of energy efficiency improvements to residential properties within their area';
- Next reports due by **31 May 2019**;
- Data helps map delivery activity at a local level and informs policy thinking on energy efficiency at both a local and national level;
- Helps with improving enforcement and compliance with current regulations to drive energy efficiency and reduce fuel poverty, for example the Private Rented Sector Minimum Energy Efficiency Standard Regulations.



HECA Guidance

- Reporting rates have been relatively disappointing in recent years - only 46% of LAs reported in 2017;
- For 2019 we are piloting the submission of the data as a streamlined set of reporting questions on a digital platform;
- Intended to reduce burdens of reporting, (hopefully) increasing reporting rates;
- If approach proves effective and leads to increase engagement, BEIS will consider the case for developing a dedicated digital tool for 2021.



The updated guidance was issued on 17 January on GOV.UK and the digital platform is live.

Guidance to English Energy Conservation Authorities: the Home Energy Conservation Act 1995

Updated guidance to help local authorities in England with 2019 reporting requirements of their plans to support the delivery of energy efficiency improvements to residential properties within their area.

Published 26 July 2012
Last updated 17 January 2019 — [see all updates](#)
From: [Department for Business, Energy & Industrial Strategy](#)

Documents



[Guidance to English Energy Conservation Authorities issued pursuant to the Home Energy Conservation Act 1995](#)

PDF, 269KB, 15 pages

This file may not be suitable for users of assistive technology. [Request an accessible format.](#)

HECA Report Submission 2019

This survey requires a password. If you do not know the password, contact HECARReport@beis.gov.uk for further assistance.

Password received from HECARReport@beis.gov.uk

SUBMIT PASSWORD

The password for the digital platform, for all local authorities, is **westminsterabbey**.

Forward Guidance to Local Authorities on Changes to HECA Report Submission form

Introduction

The Home Energy Conservation Act 1995 ('HECA') requires all 326 local authorities ('LA's) in England to submit reports to the Secretary of State demonstrating what energy conservation measures they have adopted to improve the energy efficiency of residential accommodation within that LA's area. This covers measures to improve properties in the owner-occupier, private rented sector, and social rented sector. BEIS uses data submitted through LAs HECA returns to inform policy thinking on energy efficiency, and to build an ongoing picture of local and national energy efficiency policy delivery.

Submission of HECA 2019 Reports

For the 2019 reporting year, the Department for Business, Energy and Industrial Strategy (BEIS) wish to pilot the submission of reports via a digital platform, and for this year Local authorities will be asked to populate their HECA Report and submit materials via a SurveyMonkey submission. No other reporting material or submissions will be required. **Local authorities continue to be required to publish their responses, and they can to do this in whichever form they wish, so long as the published report contains relevant information submitted via the digital platform. It is not necessary for LAs to publish all the information submitted via the digital platform.** If this approach proves effective and supports the engagement and compliance of a greater number of authorities than in recent previous years, BEIS will consider the case for developing a dedicated digital reporting

- 1 Name of Local Authority
- 2 Name and contact details of the official submitting the report
Name
Email Address
Phone Number
- 3 Job title of official submitting the report

HECA Reporting Requests

The digital response template will be divided by sections to capture information on a range of key themes:

Overview

What main strategy and schemes LAs currently have to promote carbon reduction and/or energy efficiency, stakeholders involved and impact at a societal and economic level.

Communication

How LA engage stakeholders (including consumers and businesses) to promote awareness of energy efficiency.

Green Local Supply Chain

How LAs engage local businesses in the promotion of energy savings products and the societal benefits alongside any local economic impact this might have.

Private Rental Sector Minimum Energy Efficiency Standards

How LAs enforce and promote awareness of the PRS Minimum Energy Efficiency Standards

Financial Support for Energy Efficiency

Financial programmes used by LAs to promote energy efficiency.

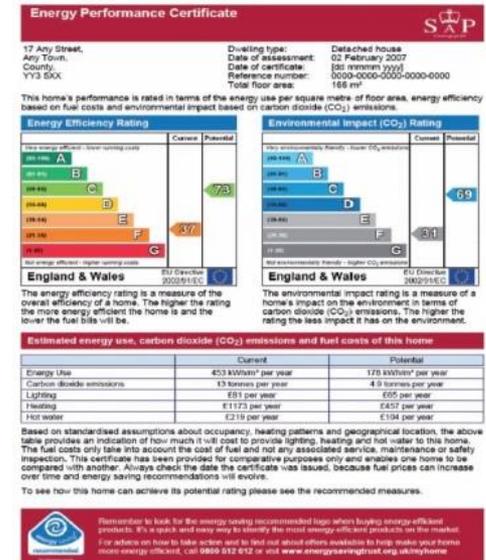
Fuel Poverty

How LAs identify those in fuel poverty and any initiatives used to address this.

Smart Metering

How LAs promote awareness and uptake of smart metering.

All questions optional, but responses highly encouraged.





Report Publication

Local authorities continue to be required to publish their responses;

Can to do this in whichever form they wish, so long as the published report contains relevant information submitted via the digital platform;

Not necessary for LAs to publish all the information submitted via the digital platform.

Home Energy Conservation Act
Report of Stratford on Avon District Council - 2017



I know a bank where the wild thyme blows,
Where oxlips and the nodding violet grows,
Quite over-canopied with luscious woodbine,
With sweet musk-roses and with eglantine:

(A Midsummer Night's Dream (2.1.255-60). William Shakespeare).



Introduction

Stratford-on Avon District Council covers the southern-most half of Warwickshire. The area is 374 square miles, and is noted for its association with William Shakespeare. The above quote shows that the area inspired the world's greatest playwright, and we take protecting this heritage seriously.

Visitors to the area come not only for cultural and historical reasons – but also for its rural nature. However, whilst it is an attractive area for visitors – we are mindful that there we have responsibilities to our residents, and to communities beyond. Some of the issues our residents face include:

- Nearly a third of the area (31%) is off the gas network, making heating costs very high.
- The attractiveness of the area leads to high house prices, and this leads to a high level of rented accommodation and recourse to park home properties. Both areas bring their challenges for thermal efficiency.
- The historic and attractive nature of the buildings creates a large number of 'hard-to-treat.' This is true not only in the tourist centres, but also in smaller communities where the visual nature of buildings are protected.



PRS Minimum Standard Amended Regulations

- Amendments to MEES from 1 April 2019 (subject to Parliamentary time):
 - Introduce a **landlord financial contribution** element, with landlord contribution capped at **£3,500 and inclusive of VAT**;
 - Any investment in energy efficiency made **since October 2017** (including third party funding) **may be counted within the cap**;
 - Removal of 'no cost to the landlord' provision and existing 'no cost' exemptions will end on 31 March 2020



PRS Minimum Standard Amended Regulations

- Once they come into force, the amended regulations will apply upon the granting of:
 - a) a new tenancy to a new tenant, and/or
 - b) a new tenancy to an existing tenant
- From 2020, the amended regulations will apply to all privately rented property covered by the regulations, even if there has been no change in tenancy.



PRS Minimum Standard Amended Regulations – related updates

- **EPC Call for Evidence (CfE)**
- HMOs – Many HMOs properties are exempt from the requirement to have an EPC at point of let and therefore fall out of scope of Minimum Standard regulations;
- EPC CfE asked whether HMOs should be legally required to have EPCs when even a single room is marketed for let, extending the scope of the Minimum Standards.



PRS Minimum Standard Amended Regulations – related updates

- Simple Energy Advice (SEA) – Government-endorsed www.simpleenergyadvice.org.uk
- ECO Flex Guidance due to be published imminently. Limited differences with previous guidance. A template Sol is provided with the updated guidance.
- For any questions on ECO Flex, contact beisecoteam@beis.gov.uk.

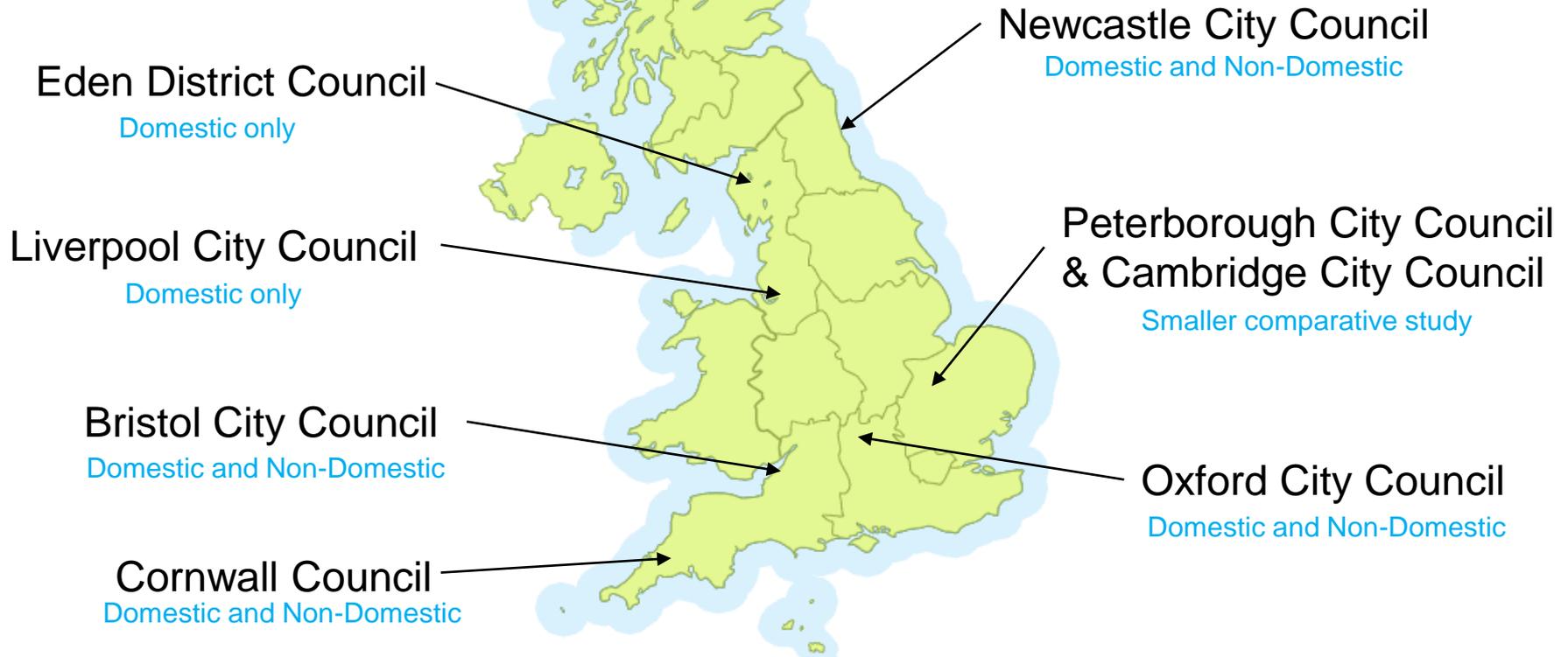


PRS Enforcement Pilots

- Identifying PRS properties and landlords
- Encouraging compliance
- Compliance and penalty notices



- Joined up domestic and non-domestic enforcement
- Plugging gaps in EPC data
- Supporting tenants





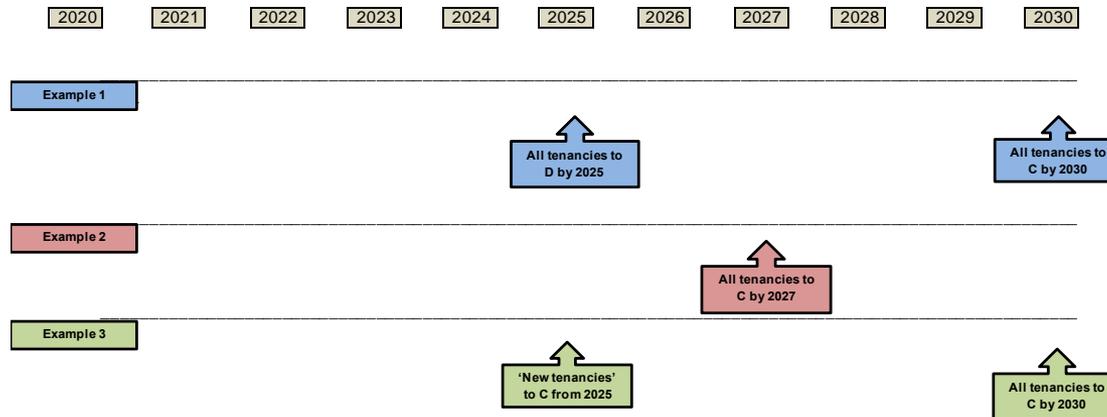
Domestic PRS EPC C Trajectory

Clean Growth Strategy committed Government to *"look at a long term trajectory for energy performance standards across the private rented sector, with the aim of as many private rented homes as possible being upgraded to EPC Band C by 2030, where practical, cost-effective and affordable."*

- Potential policy options focusing on five key themes:
 - steps of a trajectory,
 - setting cost parameters
 - measuring energy efficiency performance
 - exemptions
 - enforcement
- A non-domestic PRS trajectory Consultation is also due for publication shortly

Steps of a Trajectory

- Incremental or single step requirements for EPC bands?
- ‘New tenancies’, then ‘all tenancies’ trigger design of the EPC E Regulations, single compliance date for all properties?





Setting Cost Parameters

- Capping landlord funding contribution - simple cost cap model or a maximum landlord spend requirement varied by rental income or council tax band?
- Further, options for addressing properties that lag behind the successive trajectory steps are explored – should these landlords be investing more?



Measuring energy efficiency performance

- Trajectory using the EPC cost metric, the EPC carbon metric, or move away from EPC ratings entirely, using a more prescriptive 'required energy efficiency measures' basis where specified improvements have to be installed?

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, BS 5XX

Dwelling type: Detached house
 Date of assessment: 15 August 2011
 Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2795-5996
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years **£5,367**

Over 3 years you could save **£2,865**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	You could save £2,865 over 3 years
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower saving costs

Rating	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	46	76
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

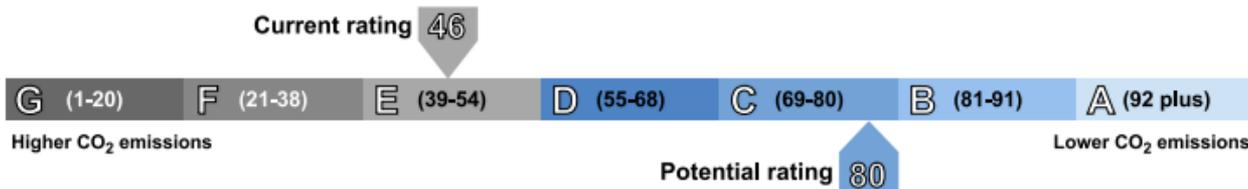
Net energy efficient - higher saving costs

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £350	£141	✓
2. Cavity wall insulation	£500 - £1,500	£537	✓
3. Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/havingenergy or call 0303 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



- Should self-certification of exemptions be overhauled for the trajectory, replaced with an exemption application system?
- Should exemptions be shorter than five years?

Guidance

Guidance on PRS exemptions and Exemptions Register evidence requirements

Published 22 May 2018

Contents

1. Overview
2. Information required for all exemptions
3. 'No Funding' Exemption
4. '7 Year Payback' Exemption
5. 'All Improvements Made' Exemption
6. 'Wall Insulation' Exemption
7. 'Consent' Exemption
8. 'Devaluation' Exemption
9. 'New Landlord' Exemption

1. Overview

The Minimum Energy Efficiency Regulations (the Regulations) apply to all privately rented properties in England and Wales which are legally required to have an Energy Performance Certificate (EPC), and which are let on a relevant tenancy type (please see the published [guidance documents](#) for the definition of relevant tenancy).

The PRS Exemptions Register is for properties which are legally required to have an EPC, and which are let on a relevant tenancy type, but which cannot be improved to meet the minimum standard of EPC band E for one of the reasons set out below.

Where an exemption applies, the exemption must be registered by the landlord (or an agent for the landlord) before it can be relied on; this registration is made on a self-certification basis and an exemption will apply from the point at which it is registered.



Enforcement

- Policy options for strengthening the enforcement process include:
 - a) introducing a tougher fines regime for non-compliant landlords (for the current E standard regulations, fines are capped at £5k)
 - b) Giving enforcement authorities the power to require non-compliant landlords to undertake energy efficiency improvement works
 - c) Introducing a requirement for post-improvement EPCs
 - d) Establishing a Minimum Standard Compliance Register for PRS properties below the required EPC (C or higher) rating
 - e) Potentially shifting at least some enforcement activity from local authorities to a dedicated, newly established enforcement body



Department for
Business, Energy
& Industrial Strategy

Thank you