

Technical Bulletin

December 2017

Welcome to the ecmk quarterly Technical Bulletin

Welcome to the ecmk Technical bulletin for this quarter.

In this issue we cover:

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Please do contact us if you wish to see clarification of any issues for future bulletins.

Many thanks and we hope you enjoy the bulletin.

Stephen Farrow
Scheme Manager

Training and Certification Company of the Year

ecmk win Training and Certification Company of the Year 2017

ecmk are delighted to have won Training and Certification Company of the Year at the [National Energy Efficiency & Healthy Homes Awards 2017](#).

The awards ceremony was held on Friday 29th September 2017 at the Hilton Birmingham Metropole, NEC Birmingham, and recognised the excellent work within the Energy Efficiency sector and best practice within the Energy Industry, as it works to improve UK housing stock.

Joe Mellon, ecmk Commercial Director commented: ***"We are delighted to have won Training and Certification Company of the Year. Over the past few years we have worked hard to develop our services and improve our offerings to customers, including the introduction of new training courses and software solutions for Energy Assessors, supporting the UK energy sector. We look forward to continuing our hard work and bringing new and innovative ways of working to the market."***



About the Awards:

The National Energy Efficiency Awards were launched in July 2015 following the changes in Government Energy Efficiency Policy. Previously known as the Green Deal & ECO Awards, these awards were set up in 2014 to help motivate the energy efficiency sector in their delivery of the Green Deal Finance Initiative and Energy Company Obligation Scheme.

The Energy Efficiency measures introduced by the Government following the Energy Act 2013, included the Energy Company Obligations (ECO) Scheme, the Green Deal Finance Initiative, and the Renewable Heat Incentive (RHI). These measures together help homeowners reduce their energy bills, tackle fuel poverty and reduce Carbon emissions.

The aim of the Energy Efficiency & Healthy Homes Awards is to provide public recognition for the excellent work the Energy Efficiency sector is doing in implementing these, and other, energy efficiency schemes. And to help encourage best practice within the Energy Industry as it works to improve UK housing stock.

Complex Legislation for Private Rented Sector

Legislative complexity increases for private rented sector

The Minimum Energy Efficient Standard (MEES) was introduced in March 2015 as part of the Energy Efficient (Private Rented Property) (England and Wales) Regulations 2015.

Originating from the Energy Act 2011, the Standard forms part of a package of energy efficiency policies designed to reduce the impact of the built environment on the UK's carbon emissions.

From 1 April 2018, it will be unlawful for landlords to grant new property leases with an Energy Performance Certificate (EPC) rating below E, representing a significant development from the existing requirement for landlords simply to take steps to improve the energy performance of such properties.

There are exemptions, the list of which is lengthy and subject to interpretation.

This creates both challenges and opportunities for landlords, the most obvious of which are financing the upgrading of non-compliant buildings and loss of income if properties can't be rented. Landlords can prepare now by reviewing their portfolios to determine which properties are within MEES scope.

Landlords needn't move straight to commissioning EPCs. An Energy Performance Report (EPR) enables an energy efficiency rating to be given without a lodgement. Remedial action can then be taken and a full EPC commissioned once the property is ready for this. EPRs can be done via a data gatherer rather than a trained DEA.

The new MEES requirements will have a knock-on effect for other stakeholders in the private rental sector, with potential consequences for lenders in the event landlords are unable to make repayments due to loss of rental income and additional capital expenditure costs.

With 30 September heralding the arrival of new underwriting standards set by the Prudential Regulatory Authority (PRA), the legislative landscape of the mortgage market is set to become increasingly complex.

The new PRA standards will affect landlords with four or more mortgaged buy-to-let properties, requiring stress-testing of the entire portfolio each time landlords re-mortgage or take out a mortgage on a new property. Lenders need to ensure they're obtaining sufficient information on asset values, and may want to mandate that EPCs are provided on all affected properties.

eTech's Buy-To-Let Hub has been developed to offer landlords a simplified portfolio submission process, streamlining the whole mortgage application process across the buy-to-let market. *(For more information about eTech's Buy-to-Let Hub software or to request a demonstration, call eTech on 0333 123 1415).*

As legislative complexity increases, the opportunities for technology to take the burden of administrative processes are considerable.

ecmk have a long history of assisting landlords with portfolio management. For information about Domestic Energy Assessors and EPCs/EPRs call ecmk on 0333 123 1418.

RdSAP 9.93

Please be aware that a new version of the RdSAP software is now applicable to all reports lodged from 20th November.

The main difference to the software is an improved “U” value used in the thermal characteristics of solid walls, following research undertaken by the Buildings Research Establishment (BRE).

Assessor Hub will be automatically updated, but you will need to update your Smart Survey App, by visiting on Safari – ios.etch.net and just downloading the App. This will give you the new version of the software.

This is very important as reports lodged on the old 9.92 are not valid after this date.

Domestic: New conventions version 10.0

These come into force from 31st December 2017.

They are available now within the Scheme Documents section of Assessor Hub and we would recommend that you download a copy and look through the main changes. There are some very important changes, notably to Convention 1.01, regarding the use of RdSAP.

We will be offering regular one hour CPD sessions during December and it is strongly recommended that you attend one of these and gain your CPD as well.

Domestic: Glazing age

The new version of the Conventions (V10) clarifies how to apply glazing age as set out below.

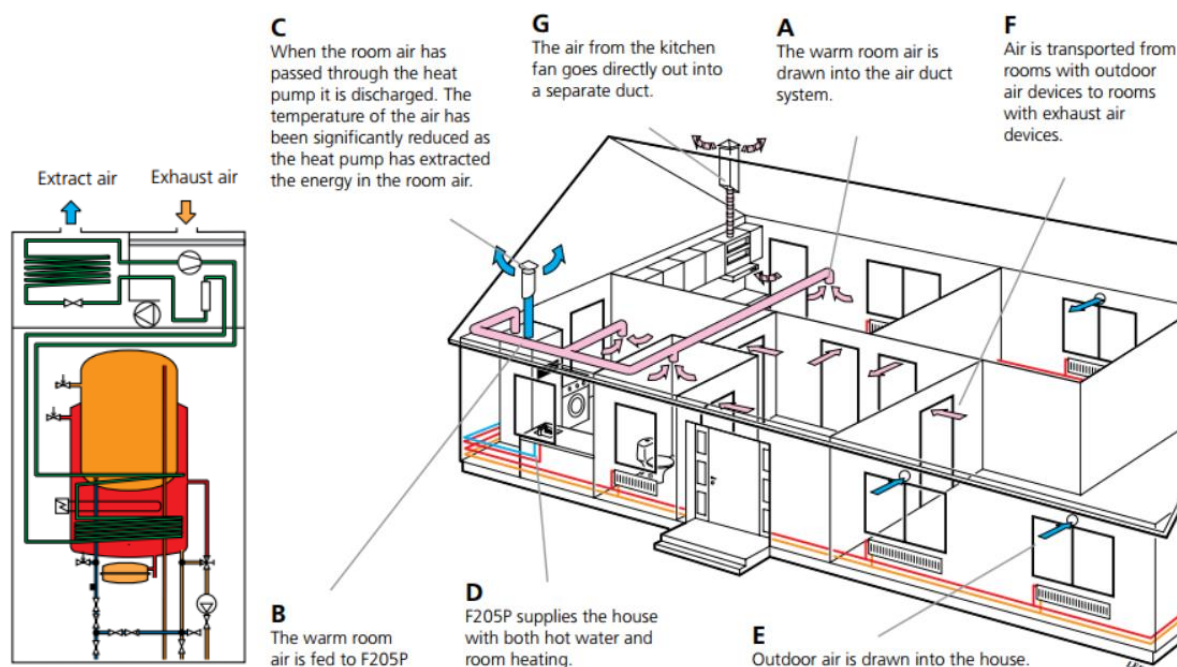
Multiple glazed units can be dated via the following methods:

- The manufacturing date of the spacer bar, or possibly on the frame.
- There is documentary evidence confirming the date of installation of the window eg. FENSA / CERTASS / Building Control certificate or manufacturers guarantee.
- Property build date if after the following trigger dates:
Post 2002 (E & W), 2003 (Scotland) or 2006 (NI) where applicable.

If none of the above applies choose “unknown”.

NIBE: exhaust air heat pumps

The manufacture NIBE have created a range of exhaust air heat pumps. These basically work the same as a normal air source heat pump, but instead of using an outdoor compressor unit, the indoor unit recovers energy via a ventilation system throughout the property. Please see the diagrams below.



(Source: NIBE Installation and Maintenance Instructions)

These can be located on the product database when searching under “Heat pump – Wet Systems”. However, a calculation error will occur if “Mechanical, extract only” ventilation is not selected. Please ensure that you amend the ventilation when assessing this type of heat pump.

Non-domestic: Release of iSBEM v5.4.a

BRE have released a new version of iSBEM, version 5.4.a. The new updated contains the following:

- Default luminous efficacy of LED light bulbs in SBEM modified to correspond to the revised value in the updated 2013 NCM Modelling Guide.
- iSBEM and SBEM modified in order to accommodate the calculation of additional fan energy (in the auxiliary energy) associated with HVAC systems with integral fans, eg fan convectors, to correspond to the added methodology in England's 2013 NCM Modelling Guide.
- SBEM and BRUKL modified in order to accommodate the published addendum to the 2013 Non-domestic Building Services Compliance Guide with regards to the limiting SFP for central mechanical ventilation which includes heating and cooling with active chilled beams.
- Lighting energy calculation in SBEM modified to use lighting hours instead of occupancy hours from the NCM Activity Database.
- SBEM modified so that heat gains from display lighting are included in the calculation of the peak space cooling load figure which is required for calculating the fan power density for auxiliary energy, as per the NCM Modelling Guide.
- Modified specifications for district heating in England's 2013 Notional building, which follow the revisions of said specifications in the 2013 NCM Modelling Guide.
- Slightly modified NCM Constructions Database in view of the publication of the SAP 2016 consultation response.

The previous version of iSBEM v5.3.a will continue to work with ECMK lodgements until 20th March 2018, but we recommend that you upgrade to v5.4.a at the earliest opportunity. Please follow <http://www.uk-ncm.org.uk/download.jsp> to download the latest version.

Please note that iSBEM v4.1.g should still be used to carry EPCs and compliance checks in Northern Ireland.

Non-domestic: En-suite extraction

An update to the Air Changes table will be released with the next update of the NDEA Conventions. Current indications suggest that the next Conventions Document will not be released until January 2018 earliest with a possible Implementation date of May.

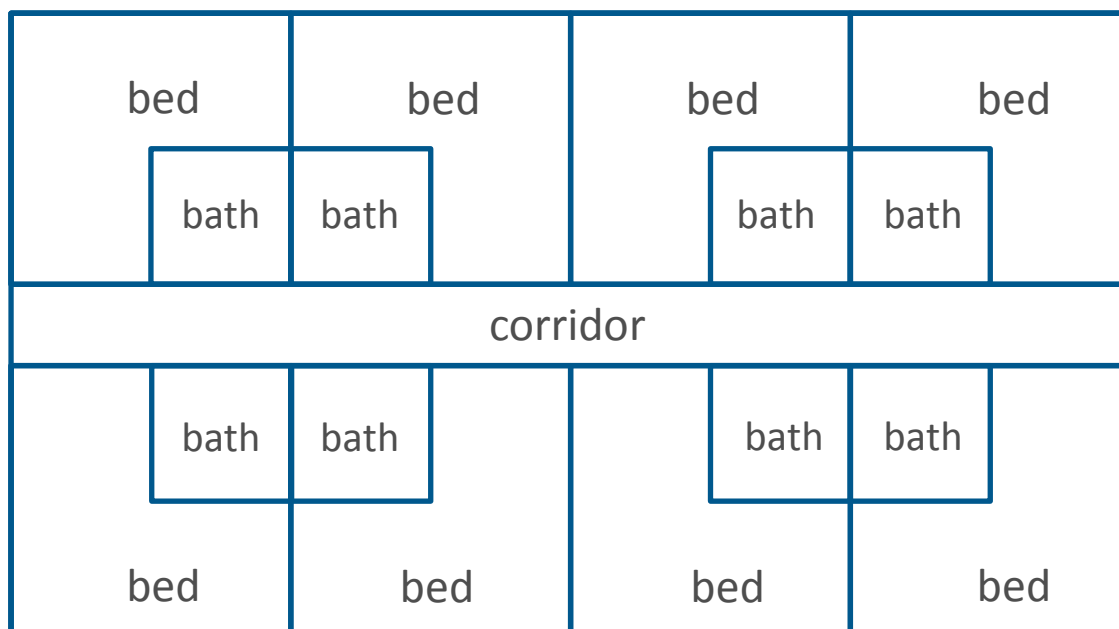
Whilst this modification contains updates to various activity types within the table, there is a new addition that was not listed previously – namely 'Bedroom with en-suite Bathroom'. This change will allow assessors to accurately calculate an exhaust rate (l/s/m²) for these areas – where previously they have not been able to.

Previously, an assessor would have had to manually zone the bedroom and bathroom separately from each other. This would allow the correct Air Change for bathroom to be selected and therefore the exhaust rate would be accurate. This issue for assessors, is that there is an appropriate NCM activity for both spaces combined (named en-suite Bedroom), but for the reasons above they cannot use it when exhaust exists. With typical scenarios of this circumstance commonly being in Hotels, this can add a massive amount of time to modelling a project.

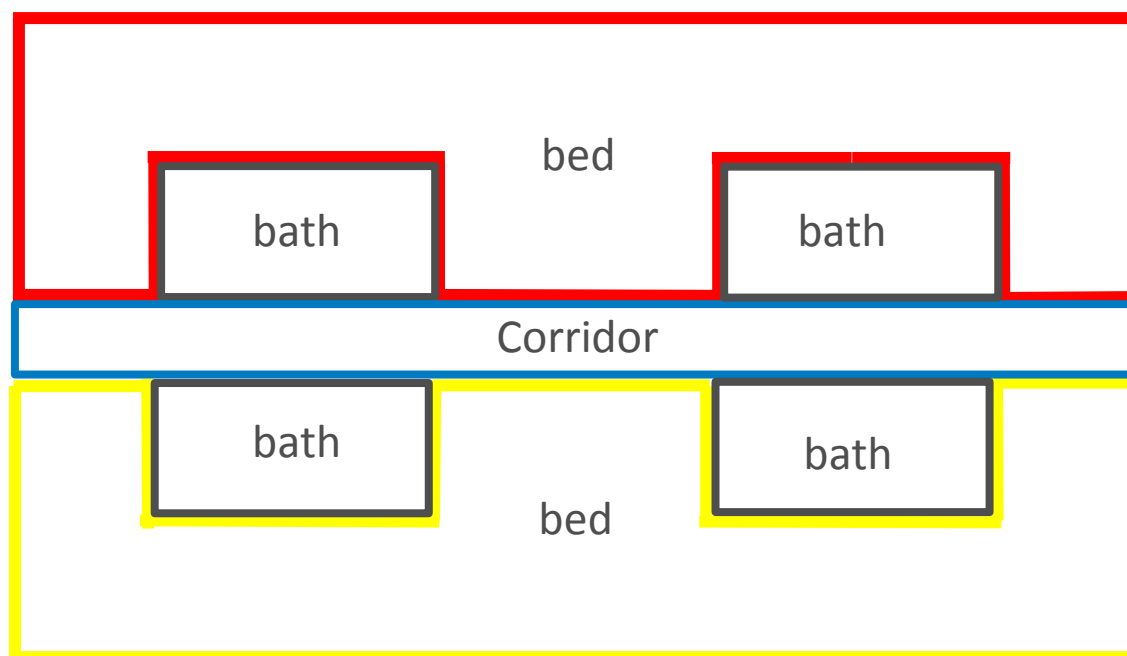
This guidance allows for exhaust in en-suite bedrooms to be calculated with an Air Changes figure of 6 – as approved by DCLG in the next release of the table of Air Changes. This allows assessors to calculate the figure accurately without the added complications of re-zoning the spaces separately.

(NOTE: the above guidance is on the premise that normal zoning methodology is followed – for example, if the bedroom and bathroom had different lighting or heating, then en-suite Bedroom would not be selected for the activity and the areas would have to be sub-divided. Any exhaust calculation would have to use the correct Air changes for the activity that corresponds to the selected zone activity. For student accommodation, it is permissible to change the building type to C1 Hotels in order that the zone activity of en-suite Bedroom can be selected).

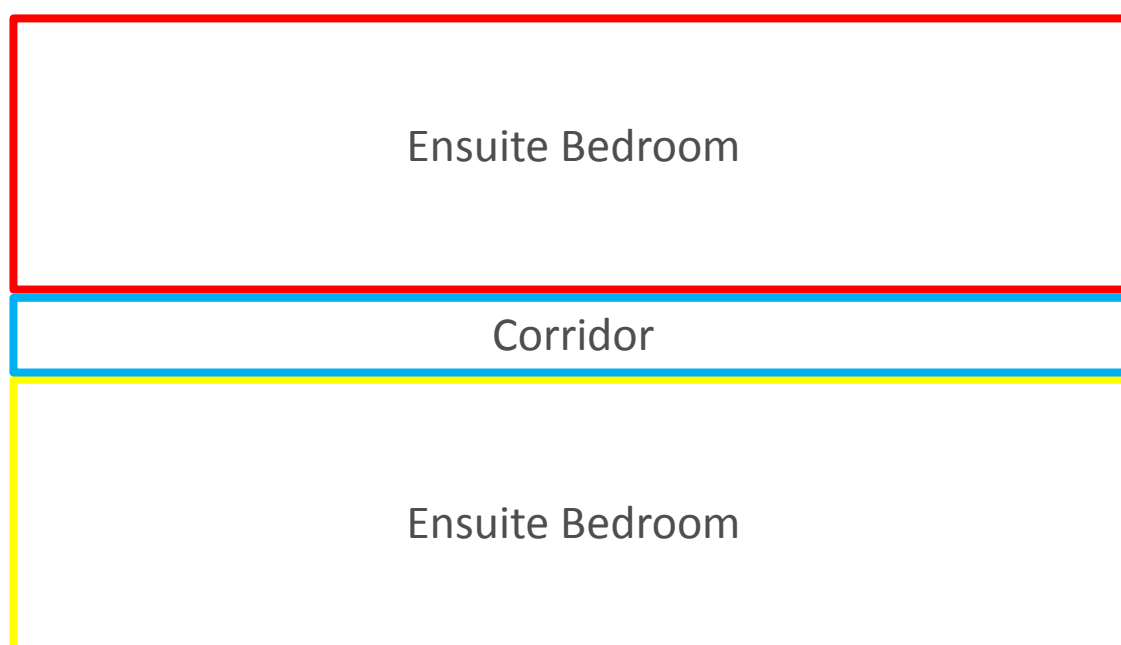
Take the example of a typical hotel scenario below (services and lighting are assumed to be identical)



Scenario 1 – if modelled using current practise, the floor would be zoned as below:



Scenario 2 – If modelled using suggested guidance/next release of conventions, the floor would be zoned as follows:



Taken over multiple floors and multiple room layouts, it is clear to see the benefit in being able to zone the building according to scenario 2. By adopting the guidance suggested this will allow this to take place.

Minimum Energy Efficiency Standards (MEES)

You will probably be aware that this Act was enacted in the Energy Efficient (Private Rented Property) (England and Wales) Regulations 2015. We will be providing a training session, within our normal CPD schedule starting in December.

The key points (simplified) are:

1. The average cost saving in annual fuel bills is £1,150 where a property is improved from EPC band G to E, or £470, from F to E. This is the driver for implementing this new Legislation.
2. The first part of The Act, comes into force from April 1st 2018. This will establish a minimum energy standard for both domestic and non-domestic rented property (NOT SOCIAL HOUSING), affecting new tenancies from April 1st 2018.
3. The minimum EPC rating under this Act is E, so properties that are rated F or G will come under the scope of the Act.
4. The intention of the Act, is based upon the principle of “No cost to the Landlord So Landlords will only be required to make improvements where third-party finance can be used, e.g. Green Deal.
5. The second part of the Act, which comes into force two years later in April 2020, applies to all private rented properties, not just new tenancies.

The full copy of the Act is available on line and will be covered in webinars.

Lodgement of Incorrect EPCs

Assessors are reminded of convention 9.03 in relation to notifying the scheme of an incorrect or defective EPC lodged at Landmark.

Convention 9.03 - Lodgement of incorrect EPC:

If you lodge an EPC in error and lodge a corrected EPC, inform your accreditation scheme so that the erroneous one can be marked ‘not for issue’.

Assessors must email accreditation@ecmk.co.uk with the RRN of the incorrect EPC and the RRN of the replacement EPC.

EPCs will not be removed from the register unless a replacement EPC has been lodged and the RRN supplied to the scheme.

If you do have any further questions or queries then please contact us via email: accreditation@ecmk.co.uk

Upcoming Training and CPD during December

Course	Date	Cost (+ vat)*
CPD – webinars:		
Evidence: Photographs & Documents	Fri 1 Dec @ 1600	£15
Secondary Heating	Tues 5 Dec @ 0830	£15
Practical Legionella	Thurs 7 Dec @ 0900	£15
Smarter Surveys: Introduction to the Smart EPC App	Thurs 7 Dec @ 1700	£15
Measuring & Modelling	Fri 8 Dec @ 1600	£15
MEES	Tues 12 Dec @ 0830	£15
Primary Heating Fundamentals	Fri 15 Dec @ 1600	£15
Advanced Heating	Tues 19 Dec @ 0830	£15
Mini Audit	Thurs 21 Dec @ 1600	£15

**Costs listed are for ecmk members*

Click [here](#) find out more and to book your place!

Reminder! Don't forget to use up your 4 free hours of CPD for 2017. They cannot be carried over to 2018. You will be entitled to another 4 hours free in 2018.



If you are looking for something more bespoke, we can deliver courses nationwide.

For further information, more course dates and to book your place:

Email: training@ecmk.co.uk or Visit: www.ecmk.co.uk/training

Christmas & New Year Opening Times

Over Christmas and New Year our Client Support Services opening hours are as follows:

Fri 22 Dec	0800 - 2000	
Sat 23 Dec	closed	
Sun 24 Dec	closed	
Mon 25 Dec	closed	 <p>Christmas Eve Christmas Day Boxing Day</p>
Tues 26 Dec	closed	
Wed 27 Dec	0800 - 2000	
Thurs 28 Dec	0800 - 2000	
Friday 29 Dec	0800 - 2000	
Sat 30 Dec	closed	
Sun 31 Dec	closed	<p>New Year's Eve New Year's Day</p>
Mon 1 Jan	closed	
Tues 2 Jan	0800 - 2000	
Wed 3 Jan	0800 - 2000	