

Dear Chairman of the Subcommittee on Buildings Energy Efficiency (Fees)
Regulation and Buildings Energy Efficiency (Registered Energy Assessors)
Regulation,

Re: Registered Energy Assessors

Following up my submission sent to the Subcommittee on 25 February 2011, I have some further information for the Subcommittee and the Administration to consider, listing some of the requirements for energy assessor in the UK:

<http://www.bre.co.uk/accreditation/page.jsp?id=936>

<http://www.homeinspectorsuk.co.uk/commercial-industrial-eps.htm>

I am sure the Hong Kong Administration have studied how other countries has dealt with this issues focusing on training and ascertaining the carbon index and energy values for buildings using various tools - RdSAP, [SAP](#) & [SBEM](#) Energy Assessment procedures.

Personally, I think our current approach taken by the Administration appears to be a little out of date.

Yours sincerely,



David Chan domesticenergyassessor.pdf

Employment opportunities for Energy Assessors

These are expected to be many and varied.

From 1 June 2007 the compulsory requirement to have an EPC with the Home Information Pack on every home coming onto the market in England and Wales (up to 1.5 million annually) will lead to a demand for between 3000 and 4000 DEAs.

Some will work on a freelance basis, others for HIP providers or Estate Agents and others again for service suppliers such as energy retail organisations.

From 2008 onwards, further employment opportunities will arise when homes that are to be let in both the private and social rented sectors, and dwellings that are sold without marketing, will also require EPCs.

Above and beyond the world of the DEA – further career opportunities

With additional education and training, DEAs may wish to acquire technical skills to handle the more complex methods that will be used to produce EPCs for non-domestic buildings. This is likely to require an additional qualification.

If they wish to remain in the domestic sector, DEAs will have the opportunity to gain a “top-up” qualification to become a Home Inspector, who provide Home Information Packs and Home Condition Reports, from which they may in turn progress to becoming a property valuer.

Some DEAs may wish to extend their skills within domestic energy efficiency, and consider acquiring the additional skills needed to produce EPCs for new homes and help builders to show compliance with the energy efficiency requirements of the Building Regulations. This is likely to require a separate qualification.

Further information

For the National Occupational Standards and information on training and careers:

Asset Skills www.assetskills.org
Tel: 01392 423 399
Email: enquiries@energy-assessors.org.uk

Learndirect www.learndirect-advice.co.uk
Tel: 08000 567 160

The Energy Performance of Buildings Directive and Home Information Packs:

Communities and Local Government www.communities.gov.uk
Helpline: 020 7944 4400

Home Information Packs www.homeinformationpacks.gov.uk

Qualifications:

The Awarding Body for Built Environment (ABBE) www.abbeqa.co.uk
Tel: 0121 331 5174

City and Guilds www.cityandguilds.com
Email: learnersupport@cityandguilds.com
Tel: 020 7294 2800

The National Association of Estate Agents (NAEA) www.naea.co.uk/qualifications
Tel: 01926 417 764



A New Career as a Domestic Energy Assessor



The Role of the Domestic Energy Assessor (DEA)

This will be a brand new job role in 2007 created by the need to provide – from 1st June – an Energy Performance Certificate (EPC) as part of a Home Information Pack (HIP) whenever a domestic property is built or put onto the market in England and Wales (a similar requirement for homes that are to be let will follow next year).

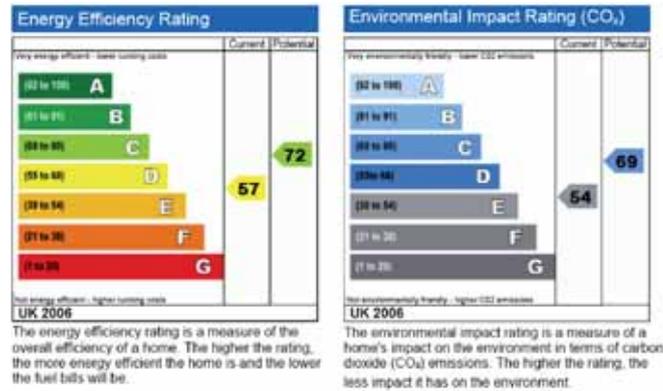
Only accredited and suitably qualified DEAs (and existing Home Inspectors) will be allowed to carry out the Energy Assessment of the 1 million plus homes which come to the market each year – so the potential is enormous.

DEAs will collect data on the dimensions, construction, heating and hot water provision of the property, and enter the information into an approved software programme. This, in turn, will produce the EPC. The first part of the certificate is a benchmarked measure of the home's energy performance on a scale A to G, where A is very efficient and G is at the other end of the spectrum.

The second part of the EPC is cost effective recommendations for improving the energy performance of the home, information on renewable energy and recommendations on energy efficient behaviour. The DEA will have to interpret whether these are practical for his/her client.

What is an EPC?

The Energy Performance Certificate will look broadly similar to a certificate on a refrigerator. Its purpose is to record, in a clear unambiguous format, how energy efficient the home is as a building. Using colour charts, the EPC records the current rating and compares this with the rating at which the owner or tenant should aim.



The importance of the role of the DEA

Domestic Energy Assessors will be commissioned by householders or their agents to visit homes, initially those that are about to come onto the market. The owners will be obliged to make EPCs and advisory reports available to buyers, and later to tenants.

In this way, DEAs will be a key part of helping homebuyers, homeowners and tenants contribute to the “green agenda”. Research confirms that householders want to know about the energy efficiency of their homes, and about how they can make improvements – just what the DEAs and the EPCs will provide.

What Skills and Knowledge are needed?

These are defined in the National Occupational Standards (NOS).

The NOS are a specification of both the technical knowledge and the skills required to be a competent DEA. They include a requirement to understand the legal background to the role, to possess relevant interpersonal skills and make accurate judgments consistently, aided by the software, on the recommendations for cost effective improvement measures. They may be downloaded free of charge from the Asset Skills Energy Assessors website (see final page).

Where do I obtain training to achieve a qualification?

DEA qualifications will be provided by three awarding bodies – the Awarding Body for the Built Environment (ABBE), City and Guilds and the National Association of Estate Agents (NAEA). Each will include a multiple choice examination and detailed assessment of not less than five EPCs.

Many providers in both the public (usually Further Education Colleges) and private sector are offering or planning to offer training to become a DEA.

Professional bodies and private providers will also do the same, whilst larger companies will almost certainly provide the learning in-house.

Asset Skills, awarding bodies and professional associations can all give advice about how to locate training relevant to your needs and where you live.

The amount of training you require will depend on your current level of skills and knowledge – obviously much less for an experienced practitioner than someone entering the world of Energy Assessment and buildings for the first time.

Some funding support may be available in certain circumstances – approach your local or regional Learning and Skills Council (LSC) or in Wales, the Welsh Assembly Government.

What happens after I qualify?

In order to practise, DEAs will need to join an accreditation body.

This will entail a check that the individual is fit and proper and a commitment to maintaining appropriate Professional Indemnity, updating your skills and knowledge regularly (CPD), participating in the accrediting body's quality assurance scheme, and abiding by their advice and guidance.