



CONCERTED ACTION
ENERGY PERFORMANCE OF BUILDINGS

EPBD Key Implementation Decisions in The UK Wales

Status in December 2016

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NATIONAL WEBSITES

www.wales.gov.uk/topics/planning/buildingregs/?lang=en

1. Key Implementation Decisions, KIDs

no	Key Implementation Decisions - General Background	Description / value / response	Comments	Description
1.1	Definition of public buildings (according to article 9 b)	The current Building Regulations (Regulation 25B) states: "Where a building is erected, it must be a nearly zero-energy building." Implementation dates align with the EPBD.		
1.2	Definition of public buildings used by the public (according to article 13)	<p>Display Energy Certificates (based on measured energy consumption) are issued and displayed in buildings >250 m² that are occupied by a public authority and frequently visited by the public.</p> <p>Energy Performance Certificates (based on predicted energy consumption) are displayed in commercial premises >500 m² that are frequently visited by the public, and where an EPC has previously been issued.</p>		
1.3	Number of residential buildings	<p>~27 million homes* in the UK</p> <p>1.4 million residential dwellings in Wales (March 2016)^</p>	<p>(*) UK National Energy Efficiency Action Plan, April 2014, Department of Energy & Climate Change</p> <p>(^) Dwelling Stock Estimates for Wales 2015-16. 27 April 2017, SFR 48/2017</p>	
1.4	Number of non-residential buildings	<p>>2 million non-domestic premises* in the UK</p> <p>98,651 in Wales**</p>	<p>(*) Estimated based on:</p> <p>Live tables on commercial and industrial floorspace and rateable value statistics (England & Wales), Tables P401 & P402, Department for Communities and Local Government, 2012</p> <p>Northern Ireland Government http://www.northernireland.gov.uk/news-dfp-280513-non-domestic-revaluation</p> <p>Mapping non-domestic building stock, The Scottish</p>	

			Government, June 2011 (**) Estimated based on: Live tables on commercial and industrial floorspace and rateable value statistics (England & Wales), Tables P401 & P402, Department for Communities and Local Government, 2012	
1.5	If possible, share of public buildings included in the number given in 1.4	Not available		
1.6	If possible, share of commercial buildings included in the number given in 1.4	30,117 retail premises in Wales*	(*) Estimated based on: Live tables on commercial and industrial floorspace and rateable value statistics (England & Wales), Tables P401 & P402, Department for Communities and Local Government, 2012	
1.7	Number of buildings constructed per year (estimate)	Residential: see 1.8 Non-residential: not identified		
1.8	If possible, share of residential buildings constructed per year (estimate, included in the number given in 1.7)	Wales new dwelling completions^ 2016/17: 6,833 2015/16: 6,900 2014/15: 6,170 Average: 6,634	(^)New dwellings completed by period and tenure https://statswales.gov.wales/Catalogue/Housing/New-House-Building/newdwellingscompleted-by-period-tenure	
1.9	If possible, share of non-residential buildings constructed per year (estimate, included in the number given in 1.7)	Not identified		
1.10	Useful floor area of buildings constructed per year in million square meters (estimate)	Not identified		

2. KIDs for New Buildings

no	Key Implementation Decision - New Buildings	Description / value / response	Comments	Description
2.1	Requirements for energy performance of residential buildings in current building code	<p>Wales adopted four “Approved Documents” which provide a route to comply with Building Regulations. Five criteria are set for new residential and non-residential buildings:</p> <ol style="list-style-type: none"> 1. Ensure that the calculated Building CO₂ Emission Rate is no greater than the target. <p>For non-residential buildings only, ensure that the Building Primary Energy Consumption is not greater than the target.</p> <ol style="list-style-type: none"> 2. Meet limits on design flexibility, including minimum fabric standards and building services efficiencies. 3. Ensure appropriate passive control measures to limit summer heat gains, including the effect of shading devices and comfort assessment. 4. Ensure the “as built” building performance (including fabric and fixed building services) is consistent with design calculations. 5. Provide information for energy efficient building operation. 		
2.2	Requirements for energy performance of non-residential buildings in current building code	Ditto 2.1		
2.3	Is the performance level of nearby zero energy (NZEB) for new buildings set in national legislation?	No		
2.4	Nearly zero energy (NZEB) level for residential buildings (if set)	Not applicable		
2.5	Nearly zero energy (NZEB) level for non- residential buildings (if set)	Not applicable		

2.6	Are nearly zero energy buildings (NZEB) defined using a carbon or environment indicator	Not applicable Note: the UK is legally bound (under the Climate Change Act 2008) to reduce greenhouse gas emissions by at least 34% by 2020 and 80% by 2050. This is measured in tonnes of CO ₂ e (carbon dioxide equivalent).		
2.7	Year for nearly zero energy (NZEB) to be implemented for residential buildings	2020		
2.8	Year for nearly zero energy (NZEB) to be implemented for non-residential buildings	New public buildings: 2018 All new buildings: 2020		
2.9	Is renewable energy a part of the overall or an additional requirement	Not defined		
2.10	Specific comfort criteria for new buildings, provide specific parameters for instance for airtightness, minimum ventilation rates	See 2.1		

3. KIDs for Existing Buildings

no	Key Implementation Decision - Existing Buildings	Description / value / response	Comments	Description
3.1	Is the level of nearly zero energy (NZEB) for existing buildings set in national legislation?	No		
3.2	Is the level of nearly zero energy (NZEB) for existing buildings similar to the levels for new buildings?	Not defined		
3.3	Definition of nearly zero energy (NZEB) for existing residential buildings (if different from new buildings)	Not defined		
3.4	Definition of nearly zero energy (NZEB) for existing non-residential buildings (if different from new buildings)	Not defined		
3.5	Overall minimum requirements in case of major-renovation	<p>Building Regulations are supported by Approved Documents, which set out an elemental approach for existing buildings, and “Domestic and Non-domestic Building Services Compliance Guides” which include minimum energy efficiency standards for new and replacement of existing building systems.</p> <p>Under certain circumstances additional energy efficiency measures (named “consequential improvements”) must be undertaken.</p>		
3.6	Minimum requirements for individual building parts in case of renovation	Ditto 3.5		

4. KIDs for Energy Performance Certificates, EPCs

no	Key Implementation Decision - Energy Performance Certificates	Description / value / response	Comments	Description
4.1	National database for EPCs	Yes	Domestic Energy Performance Certificate Register https://www.epcregister.com/ Non-Domestic Energy Performance Register https://www.ndepcregister.com/	
4.2	Number of energy performance certificates per year (for instance average of 3 years)	Wales: Domestic EPCs (annual average 2014 - 2016): 95,027* Non-domestic EPCs (annual average 2014 - 2016): 3,354* Non-domestic DECs (annual average 2014 - 2016): 2,190*	(*) England & Wales EPC register, 2017	
4.3	Number of EPCs since start of scheme	Wales: Domestic EPCs (total to December 2016): 823,247* Non-domestic EPCs (total to December 2016): 32,072* Non-domestic DECs (total to December 2016): 16,589*	(*) England & Wales EPC register, 2017	
4.4	Number of assessors	86,238* assessors in England & Wales (breakdown England/ Wales not available) Assessor registration with a Government-approved Accreditation Scheme is mandatory.	(*) Department for Communities & Local Government, 2017	
4.5	Basic education requirements for assessors	National Occupational Standards (NOS) specify the qualifications and skills, which Energy Assessors should meet to be accredited to produce regulatory outputs. Different accreditations are available depending on the building type, the complexity of the building/ software to be used, and the type of regulatory outputs to be produced.		

4.6	Additional training demands for assessors	Minimum Continuous Professional Development (CPD) requirements apply.		
4.7	Quality assurance system	<p>Government introduced Scheme Operating Requirements (SORs) to ensure all Accreditation Schemes (which accredit Energy Assessors) achieve common minimum quality standards.</p> <p>SORs mandate Accreditation Schemes to undertake Quality Assurance of outputs produced by their accredited Energy Assessors. Government carries out audits of the quality systems implemented by Accreditation Schemes and compliance with the SORs. These provisions ensure that a statistically significant percentage of certificates is checked.</p> <p>In the most severe instances of non-compliance, Government may suspend or revoke an Accreditation Scheme's license. Similarly, Accreditation Schemes may revoke an Energy Assessor's license to operate.</p>		

5. KIDs for Inspection Systems

no	Key Implementation Decision - Inspection Systems	Description / value / response	Comments	Description
5.1	Is there a national database for heating inspections	No	The UK decided to provide advice on boilers/ heating systems, rather than implement an inspection regime.	
5.2	Is there a national database for cooling inspections / AC	Yes	From 2012, all new AC inspection reports must be registered on the EPC register for England & Wales which allows Quality Assurance.	
5.3	Are inspection databases combined with EPC database for registration of EPCs and inspection reports	Yes	See 5.2	
5.4	Chosen option A or B for heating systems (inspection or other measures)	Option B	Ditto 5.1	
5.5	Number of heating inspections; reports per year (if option A)	Not applicable		
5.5	Chosen option A or B for cooling systems (inspection or other measures)	Option A	Ditto 5.2	
5.6	Number of air-condition / cooling system inspections; reports per year (if option A)	Total AC inspection reports (England & Wales): 62,000* AC inspection reports (England & Wales) in period 2014 - 2016: 34,000* Annual AC inspection reports (England & Wales) estimated: 11,333** (breakdown England/ Wales not available)	(* Department for Communities & Local Government, 2017 (**) Estimated based on annual pro-rata	



This project has received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement N° 692447.

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