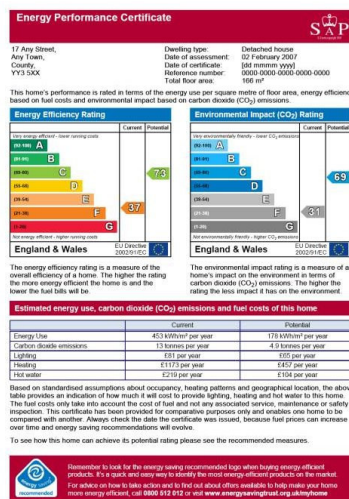


Background

On the 1st October 2008 the EU Directive 2002/91/EC on the Energy Performance of Buildings came into force for rented properties in the UK. This directive obliges all landlords and homeowners to produce an Energy Performance Certificate (or EPC) describing the energy efficiency of the property, and listing measures that could be installed to improve its performance.

This Certificate must be provided to the new resident upon change of occupancy. Certificates can only be produced by a suitably qualified surveyor, called a Domestic Energy Assessor or DEA. The current cost of commissioning a DEA to complete an EPC is, on average, £50 or more. For an RSL with 1,000 properties for let per annum, this will be a cost of £50,000 from existing resources.



GLEEN identified in 2007 that Social Housing Landlords (SHLs) could be faced with high costs to produce Energy Performance Certificates (EPCs) under the new EU directive. Through a successful pilot in 2007, GLEEN tested its own cloning methodology, now accepted by the CLG as the "Common Values" approach.

Having proven that we could slash the costs of producing EPCs in the social housing sector, GLEEN then developed **EPC Manager** in partnership with several local authorities and other social housing providers.

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