

## Getting the most from **EPC Manager**... Group your housing stock to slash surveying costs and increase efficiency

EPCs must be produced from housing data specified in RDSAP. They can only be produced by qualified and accredited Domestic Energy Assessors (DEAs). However, it is possible to produce some EPCs using cloned data. **EPC Manager** was designed to clone data using the methodology now known as 'Common Values' which has been endorsed by CLG.

### Family values... Parents and Children

The unique function of **EPC Manager** software is that it identifies "families" of properties, in which much of the data is common. The first property which requires an EPC in each family is considered the "Parent", and is subject to a full RDSAP survey, which must be carried out by a qualified and accredited DEA. However, once this is done, the next property within that "family group" will only need a shorter survey (a "child" survey). Child surveys take, on average, less than a quarter of the time required to carry out a full RDSAP survey, and do not have to be carried out by a qualified DEA.

### Approved data collectors

Because **EPC Manager's** quality assurance procedures have been approved by the NHER Accreditation Scheme, "child" surveys can be completed by any person approved by us. A small amount of compulsory Continuing Professional Development (CPD) is required for DEAs or other surveyors before they can be approved to undertake Child Surveys, but this is provided free of charge, as part of our QA package.

The beauty of this approach is that existing staff who might have to visit the void property in the course of their normal duties, can be trained and approved to gather the necessary extra data whilst they are there. By using existing resources, such as your Void Inspectors, you will:

- Improve efficiency by minimizing the need for a second visit to the void
- Keep turnaround times to a minimum by eliminating the need for a DEA appointment
- Improve data quality - your own staff know your housing stock better than any external surveyor
- Upskill your staff
- Cut your surveying costs dramatically

Common Values will reduce EPC costs as soon as it is applied. Overall cost reductions and how quickly they can be realized depend on the Parent/Child ratio (determined from the make-up of the stock) and the void rate, but are typically in excess of 50% within 2 years.

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