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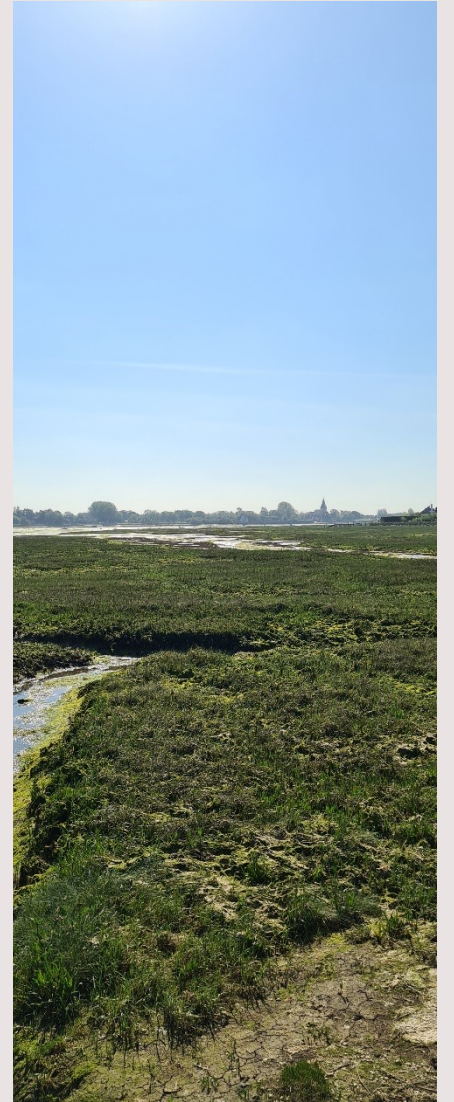


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Energy Performance in Buildings Framework

What it covers:

- Domestic EPCs
- Non-Domestic EPCs
- DEC, AIRs etc
- SAP and RdSAP
- Building renovation passports

What we are up to

- Consultation responses
- Research
- Engagement
- What next... beyond the consultations

Conservation retrofit: EPCs





Year	Domestic (Residential) Properties	Non-Domestic (Commercial) Properties
2008	Landlords must obtain an EPC before letting a domestic and non-domestic property without an EPC.	
2018	Landlords unable to let a domestic or non-domestic property with an EPC rating below an 'E'.	
2020	Minimum 'E' standard applies to all domestic properties that have a valid EPC with a rating below an 'E'.	
2023		Minimum 'E' standard applies to all non-domestic (commercial) properties that have a valid EPC with a rating below an 'E'.
2025	Landlords unable to start a new letting for a domestic property (let on one of the MEES tenancy types) unless it meets a C or has a registered exemption.	First compliance window - Band C - Landlords of all non-domestic rented buildings in scope of MEES must present a valid EPC.
2027		First compliance window - Band C - All non-domestic rented buildings must have improved the building to an EPC \geq C, or register a valid exemption.
2028	All domestic properties (that legally require an EPC and are let one of the MEES tenancy types) will need to be a C on an EPC or have a registered exemption.	Second compliance window - Band B - Landlords of all non-domestic rented buildings in scope of MEES must present a valid EPC.
2030		Second compliance window - Band B - All non-domestic rented buildings must have improved the building to an EPC \geq B, or register a valid exemption.

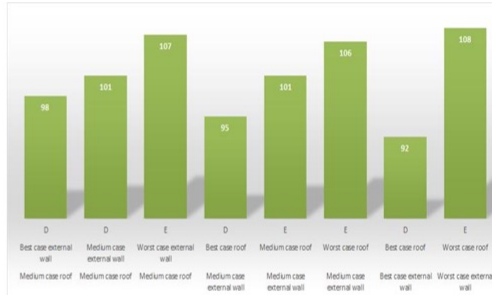


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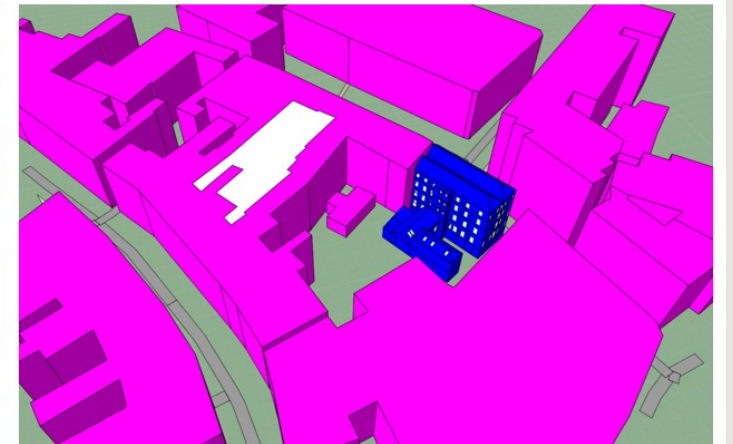
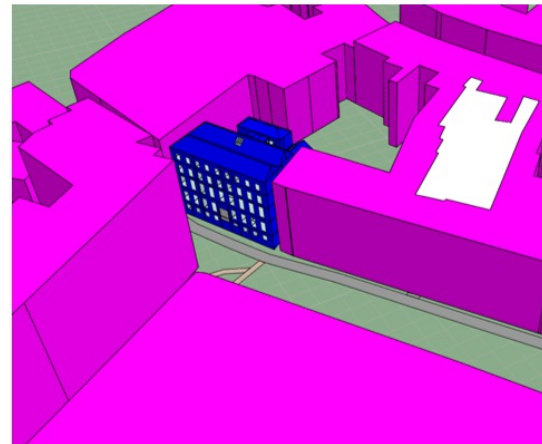
Non Domestic EPC B 2030

Summary of results

- Incorrect/inconsistent fabric assumptions:
 - Up to 16 point difference in asset rating
 - Change in energy performance rating
- Impact of simulation methodology:
 - Up to 14 point difference in asset rating
 - Change in energy performance rating
- No impact of adjacent buildings
- Absolute maximum EPC rating achieved via fabric improvements: B(45) – but could lead to inappropriate interventions
- Realistic EPC rating achieved through fabric improvements: D(79) – 18 point and one energy performance rating improvement.



MAX FORDHAM



Issues with domestic EPCs

Key evidence:

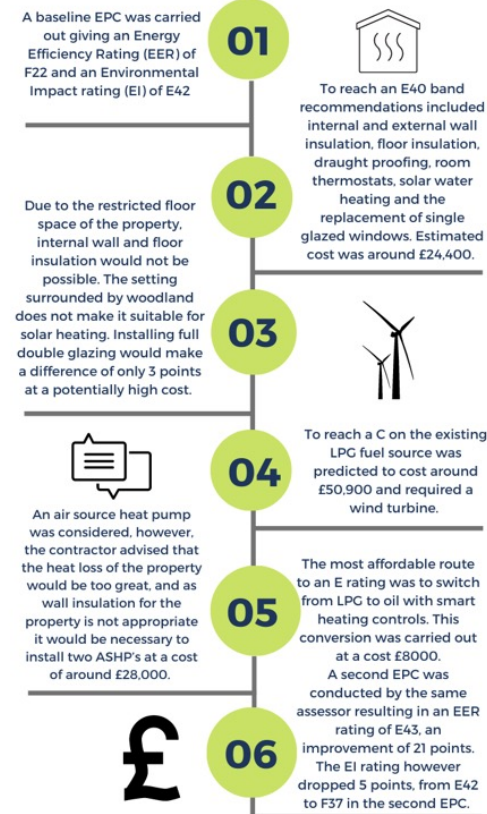
- EPCs are driving fossil fuels
- Update fuel costs means identical renovations on semi-detached cottages 3 months apart are graded as a C72 and D68
- Recording and evidencing hidden measures
- High proportion of recommendations are inappropriate

Case Study: Fuel Type



Beech House Lodge, Christchurch

Summary: A landlord switched from LPG to oil to become MEES compliant but reduced the EI score from E42 to F37.

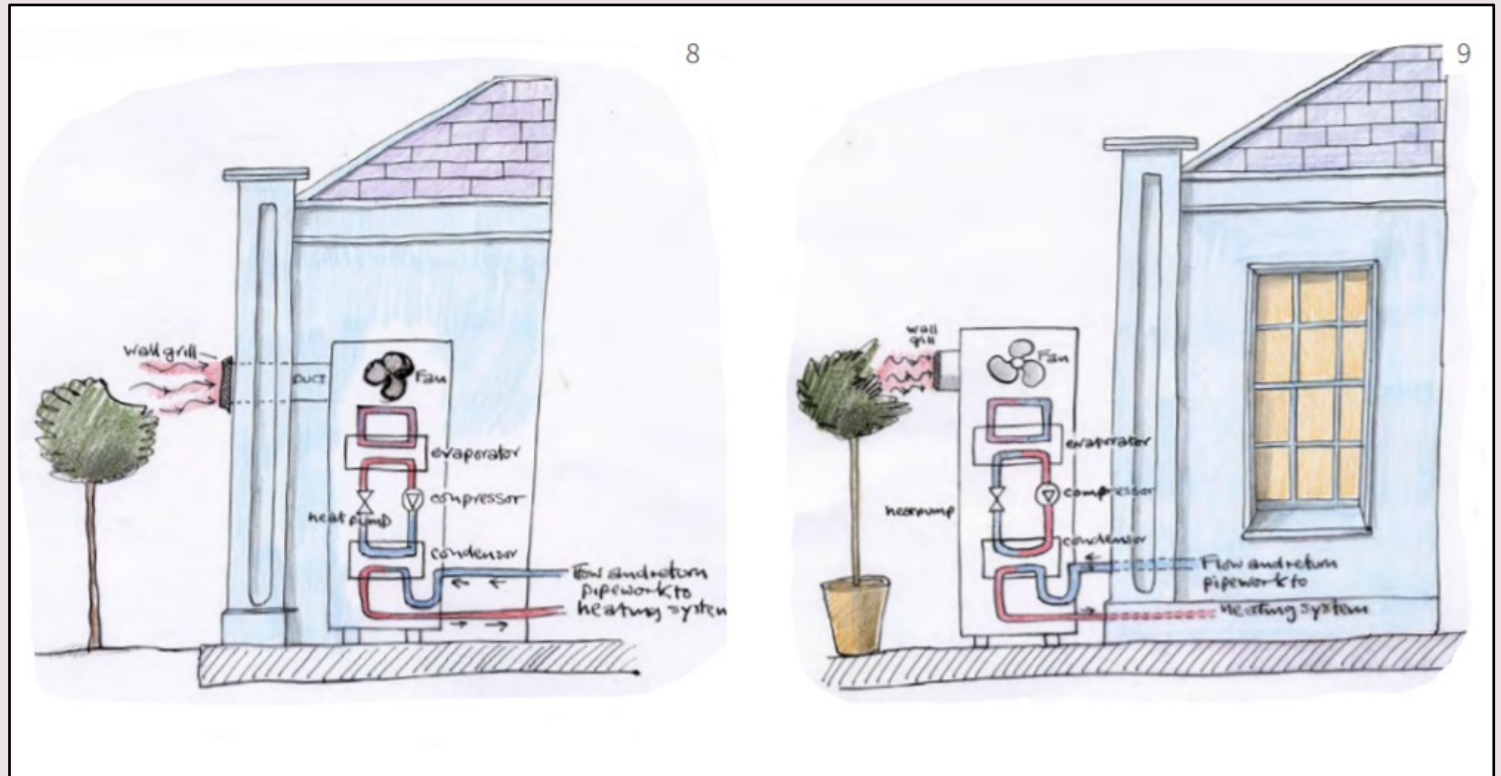




Air Source Heat Pumps

Investigating the performance of installations to share best practice and lessons learnt.

Exploring low and zero carbon technologies and how they can be successfully implemented in traditional buildings.



Managing Water

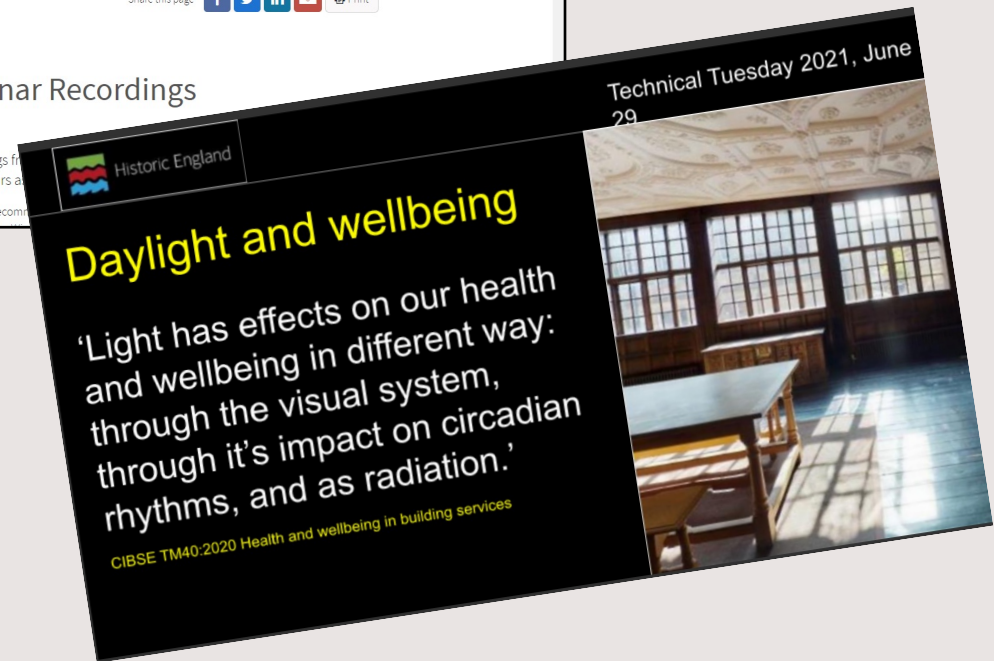
- Urban landscaping
- Manage surface water
- Flood defence schemes
- Drainage
- Building detailing
- Modelling packages
- Greening





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Evidence based advice



<https://historicengland.org.uk/advice/technical-advice/buildings/technical-conservation-guidance/>
<https://historicengland.org.uk/services-skills/training-skills/online-training/webinars/recordings/>