



Providing Building Energy Rating Certificates

Strategy and Impementation issues for Dublin City Council

Dublin City Council

Largest Local Authority in Ireland

Dublin City Council provides over 500 different services at 173 separate locations

Direct Services e.g. Housing, Roads, Fire Services, Drainage, Water, Recreational Facilities

Dublin City Council's Housing Portfolio

- Approx:
 - 13,000 Flats
 - 10,000 Houses
 - 3,000 Senior Citizen Dwellings
- Total 26,000 Housing Units
- Managed through the Housing Department for Maintenance, Estate Management, Allocations and Rent Collection

European Directive on the Energy Performance of Buildings (EPBD)

- Stipulates that all dwellings offered for sale or letting after 1st January 2009 must be provided with a Building Energy Rating (BER) certificate.
- BER cert required when
 - Tenancy changes due to casual vacancies
 - A tenant purchases a house or flat from DCC
 - DCC lets a new build dwelling to a tenant
 - DCC Provides a new Affordable dwelling under Part V

Number of Changes in Tenancy/Ownership

- Approx 1,000 casual vacancies per year in the existing housing stock
 - 440 Flats
 - 100 Houses
 - 250 Senior Citizens Dwellings
 - 100 sold under the Sales Scheme
 - 100 Buy Backs
- Also New Build will create a requirement for approx. 400 additional certs per year

Issues in Relation to Type – Existing Stock

- Flats
 - Different sizes, built in different years
 - Improvements over the last 20 years include window replacement programmes
 - Major refurbishing programme in operation
 - BER for individual flats will vary according to location e.g. mid floor, top floor, ground floor, corner flat.
 - Certain uniformity of type in flat schemes
 - Large turnover of tenancy
 - Sale of flats may be introduced

Issues in Relation to Type – Existing Stock

- Houses
 - Smaller turnover of houses
 - Approx. 50% sold and 50% re-let
 - Not the same issues in relation to location in scheme
 - However varying degrees of improvements and extensions may have been carried out over the years

Issues in Relation to Type – Existing Stock

- Senior Citizens
 - Turnover of approx 250 per year
 - Greater consistency of type in each scheme
 - A number of newer senior citizen schemes which will have better standards

Issues in Relation to Type – New Build

- Houses
- Regeneration of existing schemes
- New Apartments as a result of Part V and AHI schemes

- All above will be provided with BER certs as part of the design/construction process

Strategies Considered

- 1). Carry out individual inspection on an ‘as required’ basis
 - Requirement for approx 1000 per year
 - This would prove costly and would be logistically very difficult
 - Would be one-dimensional and would not assist in building up a comprehensive energy rating database

Strategies Considered (cont.)

- 2). Planned Programme of BER Certification
 - Would benefit from economies of scale
 - Would quickly provide DCC with valuable information in relation to energy efficiency in our housing stock
 - Time consuming to cover all housing stock
 - Would not be done in time for ‘ad-hoc’ vacancies which occur after 1st January 2009.

Strategies Considered (cont.)

- 3) Combination of 1 and 2.
 - This will address ad-hoc vacancies and also build up a long term database on all housing stock
 - Can be targetted to areas or schemes that have historically greater turnover of tenancy in the early stage
 - Having a comprehensive database will allow BER certs to be issued without individual inspection in time

Implementation Issues

- Outsourcing
 - Would prove very costly to outsource for ad-hoc vacancies
 - Serious issues in relation to Revenue Budget
 - Requires going out to the market to form a panel of experts in BER certification
 - Marketplace for assessors and inspectors as of yet still somewhat unknown
 - Programmed certification could be outsourced and carried out over a number of years depending on available revenue budgets

Implementation Issues

- Use of In-house Resources
 - DCC's Housing Maintenance Branch employ fully qualified trades persons, foremen and inspectors
 - Use of these resources would provide significant savings versus outsourcing
 - Training and H.R. issues to be addressed
 - Would be most suitable solution for ad-hoc vacancies

Methodology in Relation to Flats

- Large amount of schemes
- Select representative units in each scheme
 - Allows for entire block to be represented while minimising amount of individual inspections
- Using this methodology will give savings to revenue budget

Recommendations

- BER certification for new builds and regeneration projects to be completed at design/construction stage
- Dual approach in terms of strategy and implementation to be adopted
- Initially address BER certs for house vacancies on an as required basis
- Issues in relation to H.R. and training to be addressed
- Effects on budget to be measured
- Explore use of I.T. systems – hand held devices
- Information gathered used for decision making on future works required to all schemes