

BRE Global Accreditation Scheme Annual Report

Prepared for the Department of
Communities and Local Government



Prepared on behalf of BRE Training
and BRE Global



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Introduction

This report is prepared by the BRE Global Energy Assessor accreditation scheme management team in response to the requirement by DCLG to prepare an annual report. This report includes the period from 1st January until 31st December 2011.

Over this period the BRE Global schemes have maintained market share and enjoy a position as a respected body with a focus on quality, customer care and the promotion of good practice in this new industry. This is reinforced by our having UKAS accreditation for all strands (with the exception of the AC scheme) of our energy assessor schemes.

We have included a brief overview of market conditions in this report as there are a number of current issues for consideration which could help further improve this industry sector. High levels of non compliance remain the biggest problem with the EPC and DEC market, although changing regulations may help to address this problem when they are introduced during 2012.



Our core values: "Delivering Quality, Integrity and Opportunity"

Quality – remains at the heart of all we do from access to industry experts via our technical support services, through to compliance with scheme standards and regulations. We are proud to continue to meet the highest levels of quality for accreditation scheme operation, having received no non compliances during auditing of the scheme. Our UKAS accreditation also serves as an independent endorsement of the quality of the schemes.

Integrity – our schemes members can always be assured that the schemes will act with the utmost integrity and can be trusted to always work on behalf of our scheme members and not to act as competitors against them by operating our own EPC delivery business.

Opportunity – our focus providing opportunity for scheme members to expand their own portfolio of services enabling them to maintain a competitive edge.



About BRE

The BRE group of businesses offer an extremely diverse product portfolio covering all aspects of the built environment from consultancy to product testing and certification to training and accreditation. As such we are well placed to be able to help scheme members to develop additional skills and access different products to give them a distinct advantage. The BRE Global brand is synonymous with quality, integrity and professionalism and our ethos is to work with our scheme members providing all the support and opportunity they need to succeed in a highly competitive market.

About the BRE Trust

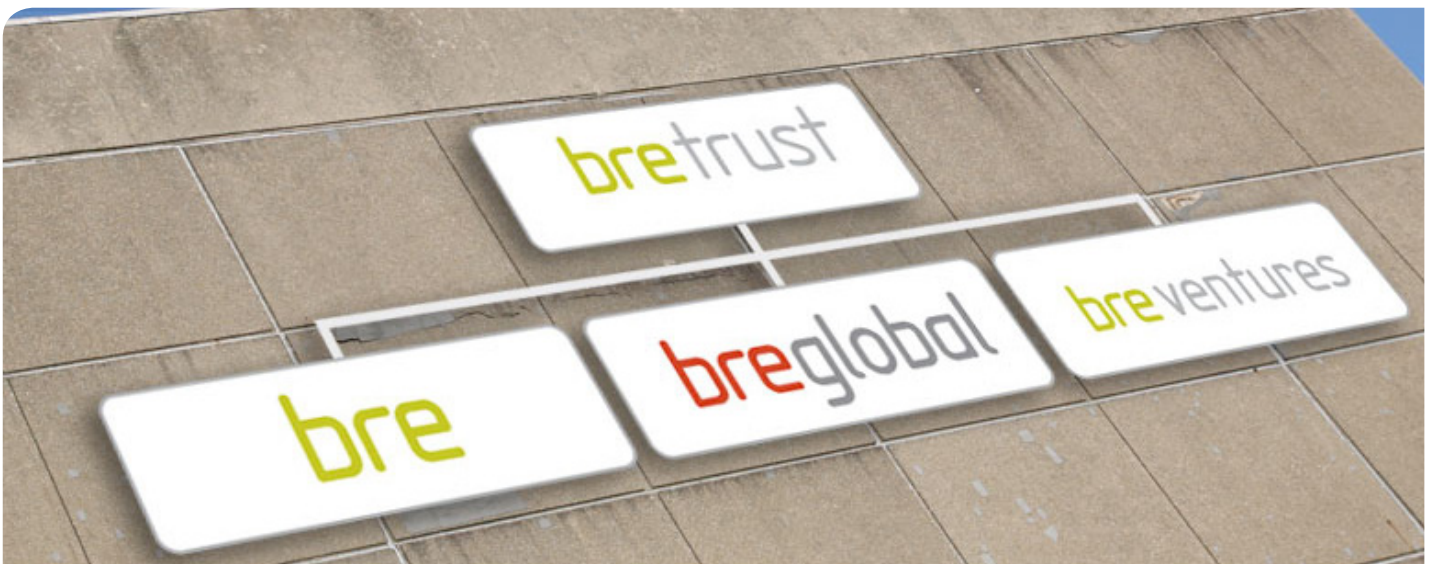
The BRE Trust is a charitable company whose objectives are through research and education, to advance knowledge, innovation and communication in all matters concerning the built environment for public benefit.

BRE, along with BRE Global Ltd and FBE Management Ltd are wholly owned subsidiary companies of the Trust. This ownership structure enables BRE to be held as a national asset on behalf of the construction industry and its clients, independent of specific commercial interests and protects BRE's impartiality and objectivity in research and advice.

As a charity for research and education, the BRE Trust commissions 'for public benefit' research from the BRE Group of companies and elsewhere. It awards scholarships and bursaries to PhD and MSc students and provides financial support for the Chairs held by the Directors of the Centres that together form the 'BRE-Universities Partnership'. Profits made by the subsidiary companies are passed to the Trust and used by it to promote its charitable objectives.

The trustees meet in Council four times a year to provide strategic direction, to oversee and guide developments of the charity and of its subsidiary companies. The trustees ensure that the charity pursues its objectives of 'for public benefit' research and education and that the assets owned by the Trust, namely its subsidiary companies, are used in a way that will contribute to the Trust achieving its objectives.

The BRE Trust is the largest UK charity dedicated specifically to research and education in the built environment.



BRE 2011/12, some highlights...

New Energy Secretary visits BRE and sets out his green priorities

Newly appointed Energy Secretary Edward Davey visited BRE's Innovation Park in Watford on 6/2/12 in his first official appointment since replacing Chris Huhne. Joined by Deputy Prime Minister Nick Clegg he said that his priorities are very simple: green jobs, green growth and getting the best deal for energy bill payers.

Davey's department is already implementing bold and ambitious reforms – like electricity market reform and the Green Deal – which he hopes will unlock private investment, drive innovation and build a resilient, green competitive economy.

Peter Bonfield CEO BRE said of the visit 'We are very pleased that Ed Davey and Nick Clegg chose to visit BRE to see for themselves the ground-breaking innovations for the new build and retrofit sectors that we and our many partners across the private sector have been working on. We share their determination to enable the take up of energy efficiency and generation measures across the UK and around the world.'

The pair were given a tour of the demonstration homes on the BRE Innovation Park as well as meeting eight of BRE's young graduate employees.

BRE hosted Insite11 on 2nd and 3rd October

Main features included:

- Presentations on the latest and future Government initiatives such as Green Deal
- Showcase of new trends in Sustainable retrofit of buildings



Peter Bonfield, Ed Davey and Nick Clegg

Minister Andrew Stunell addresses BRE conference on Part L 2013 review

Andrew Stunell, MP, delivered the keynote address to a packed conference at BRE on 7/2/12. Minister Stunell and DCLG colleagues along with other key stakeholders from industry, outlined the proposed changes in the 2013 edition of Part L of the Building Regulations. The audience were given an opportunity to discuss the changes with the Minister before being given a tour of the BRE Innovation Park.



The Bridgestone Eco-Rally 2011 at BRE, 31 July 2011

BRE played a major role in the 2011 Bridgestone Eco-Rally as a sponsoring partner and main convoy pit stop for the annual sustainable transport celebration.

The Bridgestone Eco-Rally featured a range of famous faces, driving current and future low emission vehicles between iconic locations. The BRE Innovation Park was selected by event organisers – Revolve – as a pit-stop, to provide a ‘high-tech eco-residential backdrop’ to compliment the theme of future sustainable living.



Review of the period

General overview of market

The EPC market has continued to be suppressed during 2011 as is evident from the national lodgement statistics below. Further delays with implementing regulation changes have hindered the market and have not helped generate work opportunities for Energy Assessors, the announcement of regulation changes being implemented on 6th April 2012 should help to address some of these issues. However issues with regard to a lack of enforcement of EPBD regulations have continued to have a negative impact on the market and we suggest that enhancing the regulations will not have an impact without a determined effort to adopt a far more proactive approach to enforcement.

Quality Control

Our focus has continued to be on improving our systems to ensure that the highest level of quality is maintained, we have expanded the team during 2011 to provide additional support to members and to ensure that the QA functionality continues to meet the Scheme Operating Requirements (SORs). In particular there has been considerable investment in our Client Management System (CMS) to improve functionality for generating DCLG monthly reports and audit statistics. Our system is now extremely effective in enabling the team to instantly access scheme members' records for lodgement statistics, audit history, complaints, CPD records, records of helpdesk logs and invoicing and payment history.

Green Deal – an update

2011 has been a year of heavy investment by BRE in working with industry and DECC in helping to develop the Green Deal framework to ensure successful launch in October 2012. We have continued to play a key role in contributing to the development of standards, NOS and training criteria. We have contributed to many, if not all, of the various DECC working groups to ensure that the framework is robust and provides opportunities for organisations large and small and particularly for our scheme members through the EPC being an integral part of the Green Deal process.

BRE Global and BBA Join forces within Green Deal

During 2011 BRE Global and BBA (British Board of Agrément) developed a partnership to join forces to provide the necessary Certification for energy assessors and installers wishing to operate under the Green Deal. This will help provide an integrated service for Green Deal Providers and others looking for reassurance that installations will be carried out fully in accordance with the requirements of the Green Deal scheme.

We have seen considerable interest from key organisations wishing to develop Green Deal strategies with BRE, this should provide future opportunities for our scheme members and we expect to announce some key partnerships during 2012.



Market Activity during 2011

Figures 1 to 3 illustrate the trends for national lodgements for Domestic, Non Domestic and Display Energy Certificates during 2011.

Summary

The domestic EPC lodgements numbers have continued to decline over the past reporting period, particularly from April – December 2011. Looking ahead a combination of enhanced regulation, Green Deal and EPCs required for PV installations for the higher FIT rate will hopefully have appositive impact on lodgement trends and reverse this situation over 2012 – 2013.

Lodgement statistics for non domestic EPCs have shown a more positive trend over the reporting period with lodgement volumes showing a positive trend over the reporting period.

Due to the annual renewal requirement for DECs trending is not possible over a 12 month period as a positive trend will always result due to renewal DECs influencing higher lodgement volume in the last quarter.

Scheme Review

During 2011 we have continued to invest in improving the audit and Quality Assurance systems to ensure that we meet the Scheme Operating Requirements (SORs), these have been subject to regular BSRIA audits over the past year. Drafts of new SORs were issued by DCLG towards the end of 2011 which will be phased in during 2012, these include very strict timescale parameters for audit submission and turnaround we will therefore be adapting our systems to meet the new requirements early in 2012.

Audit portal

We have continued to enhance the scheme audit portal, which enables scheme members to up-load all required audit documents (site notes, floor plans, photos etc) directly on to our system, to improve the system functionality.

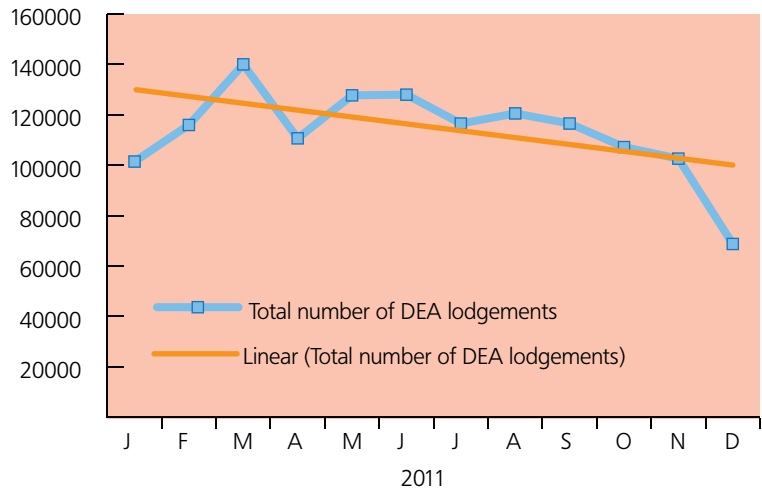


Figure 1 Total number of DEA lodgements

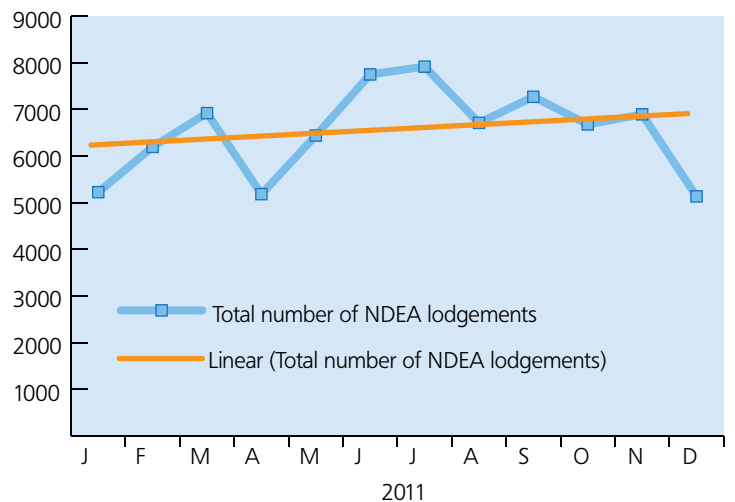


Figure 2 Total number of NDEA lodgements

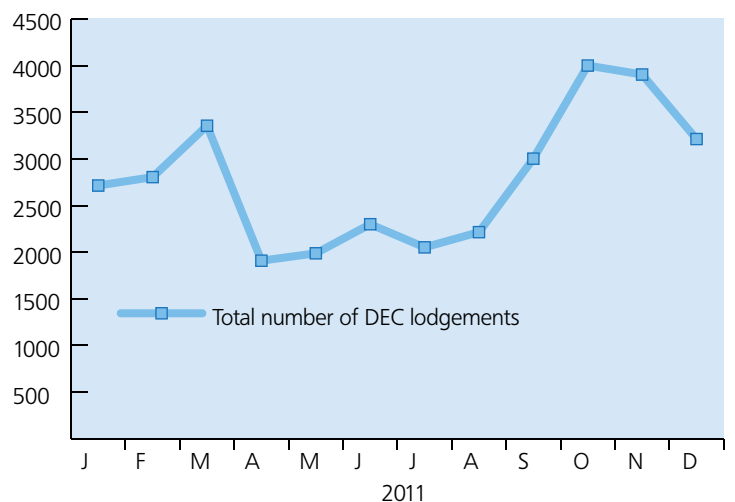


Figure 3 Total number of DEC lodgements

Membership renewal process – CRB checks

During 2011 we have been reviewing scheme procedures to continue to streamline processes and increase efficiency of scheme operation from 2012 we will be removing the current requirement for membership renewal every three years. This will be streamlined so that the scheme simply undertakes an annual review of scheme members' accounts for lodgement history to ensure that all members are active over a 12 month period. There will still be a triennial review however the trigger for this will be the CRB date for the DEA scheme to ensure that all members have a current CRB check in place.

Online application process

During 2011 we introduced an on-line application process, this has enabled us to streamline and simplify applications to the scheme, we have also developed an electronic record storing system which will be extended to all archive applications over 2012-13 as we move towards a paperless system.

Membership

Membership has remained steady for most of the schemes over the reporting period, a slow down in Energy Assessors moving between schemes has been observed. This is likely to have been a result of schemes having to share information on suspended members which has reduced the ability of assessors not complying with one scheme but continuing to remain active with another scheme in order to avoid sanctions being imposed.

Lodgement volume for the schemes has tracked the national trend, as illustrated in Figures 1, 2 and 3.

Home Inspectors (HI)

This scheme is still live, however there has been very minimal interest in the scheme. BRE has launched the Home Condition Survey (HCS) during 2010 in order to present opportunities for Home Inspectors, we will be continuing to market the HCS during 2012.

Domestic Energy Assessors (DEA)

Membership of the DEA scheme has remained steady during the past 12 months, BRE Global still retains a significant market share. All DEA scheme members have applied via the Diploma route. BRE is approved to provide an APEL route to membership but has not offered it because of the lack of demand. All relevant QCA approved Level 3 Diplomas are accepted by the scheme as the qualification requirement for membership.

Non domestic buildings energy assessor scheme (NDEA)

Membership of the NDEA scheme has increased during the past year, however lodgements have not been particularly high on a national level for this scheme and greater enforcement is urgently required.

Non Domestic (NDEA) Level 3

All scheme members have joined via the Diploma qualification route. Although approved to offer APEL at this level, BRE decided to limit APEL to those applying at Level 4. All relevant QCA approved Level 3 Diplomas are accepted by the scheme as the qualification requirement for membership.

Non Domestic (NDEA) Level 4

During this reporting period 38% of all new applications have been via the APEL and 62% via the Diploma qualification route. All relevant QCA approved Level 4 Diplomas are accepted by the scheme as the qualification requirement for membership.

Display Energy Certificates (DEC)

We have seen a significant increase in our market share for the DEC scheme over the course of the year,

70% of all new applications have been via the APEL route and 30% via the Diploma qualification route. All relevant QCA approved Level 3 Diplomas are accepted by the scheme as the qualification requirement for membership.

On Construction (OCEA)

During this reporting period APEL applications have accounted for 89% of all new applications with 11% adopting the Diploma qualification route. All relevant QCA approved Level 3 Diplomas are accepted by the scheme as the qualification requirement for membership.

Air Conditioning

During this reporting period membership of the Air Conditioning scheme had steadily increased 48% of applications have been via the APEL route with the remaining 52% being via the diploma route.

Applications

Domestic Energy Assessors (DEA) and Home Inspectors (HI):

All outstanding applications are via the Qualification route.

Non Domestic (NDEA) LEVEL 3 and 4:

All outstanding applications are via the APEL route.

Display Energy Certificates (DEC):

All outstanding applications are via the APEL route.

On Construction (OCEA):

All outstanding applications are via the APEL route.

Air Conditioning:

All outstanding applications are via the APEL route.

Lodgements

Having analysed each of the BRE scheme strands against the national volume of lodgements it is clear that, as with the previous reporting period, activity through our schemes has mirrored the national trends demonstrating exactly the same activity pattern throughout the reporting period. General observations on activity are as follows;

- DEA scheme lodgements have been influenced by the national trend which shows a decline over the reporting period.
- The On-Construction scheme lodgements have remained steady and consistent through this reporting period.
- Lodgements for the non-domestic scheme have slightly decreased in volume throughout this reporting period, contrary to the national trend. We suggest that this market area is reviewed urgently for non compliance levels focussing upon increased level of market surveillance and enforcement.

- The DEC scheme lodgements have grown over the reporting period with peak in lodgements in the months preceding the renewal dates – lodgement volumes follow a defined cycle for this scheme.
- Air Conditioning Scheme – lodgements through this scheme have increased considerably following the previous reporting period, this is likely to further increase when lodgement on to the Landmark register is made mandatory during 2012.

The BRE scheme continues its very successful collaboration with Quest Associates in the lodgement process and we are continuing to work very closely with Quest in order to further improve the software to ensure that we meet and exceed scheme member requirements.



The future

BRE Global has continued to support industry and DCLG initiatives in order to further improve consistency and standardisation across all schemes such as actively participating in stakeholder workshops, conventions groups, technical steering groups this will remain to be our focus during the next reporting period.

We will also be focussing upon making sure that the required up-skilling process is managed in an efficient process to ensure any disruption after 1st April is kept to a minimum, this will be a major project for 2012 as the Green Deal ready version of RdSAP 9.91 is released on 1st April.

Green Deal represents a significant opportunity for the BRE Global scheme and our scheme members, during 2011-12 we will be developing partnerships with organisations to enable delivery of Green Deal from October 1st 2012 to ensure that our scheme members are able to capitalise on the Green Deal market opportunities. We have launched a Green Deal portal designed to keep scheme members and other stakeholders up to date with industry changes and developments such as when the Green Deal Advisor qualification and subsequent training courses will be available.

We will be continuing to enhance the scheme members' area of the website to help to improve functionality throughout 2012. The scheme lodgement portal user interface (UI), managed by Quest Associates will also be revised to improve the user experience.

The scheme Quality Plan will be revised to bring it in to alignment with the new Scheme Operating Requirements from April 2012, this will be sent to all scheme members and will be up-loaded on to the scheme members area.

All BRE Global accredited energy assessors are listed on Green Book Live (www.greenbooklive.com) This website is designed to provide clients and specifiers with access to information on our approved environmental products and services.

BRE will be continuing to promote Green Book Live throughout 2012 to ensure the site helps to provide work opportunities for BRE assessors. We are also extending Green Book Live listings to include other new Certification schemes including; Passivhaus Designers and Green Deal Advisors.



The BRE team

Guy Hammersley

BRE Group Director

Richard Hardy

BRE Global Director

Responsible for accreditation standards and decisions.

Chris Broadbent

Director of the business unit within which the accreditation schemes sit.

Andy Butterfield

Associate Director and overall Scheme Manager. Reporting to Richard Hardy for standards and decisions and Chris Broadbent for business issues.

Peter Ward

Principal Consultant, responsible for audit implementation and scheme statistics.

Stephen Farrow

Technical Consultant; responsible for technical support and auditing for domestic and non domestic strands

Ben Curtis

(Technical and Projects Co-ordinator) Ben is responsible for the technical development of the Schemes members' area and the Schemes member "Linked In" forum.

Karen Gerrelli

Operations Manager

Karen manages the operations team responsible for administration of applications, invoicing, auditing administration and generation of DCLG monthly reports

Janice Adams

Finance and QA administrator

Chandni Radia

Finance and QA administrator

Kelly Crocker

Administration Co-ordinator

Kelly manages the administration team responsible for managing all new applications to the scheme, membership issues and membership renewals

Nick Henderson

(Key Account Administrator) is key contact for all queries relating to Schemes membership.

Clare Turton

Marketing Administrator responsible for the promotion of the BRE Accreditation Schemes.

A team of technical experts, who undertake scheme auditing functions, operate under the line management of the Scheme Manager.

Contact details

The Scheme Manager

BRE Global Energy Assessor Accreditation Scheme

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During 2011 we expanded our team to be able to provide increased technical support.

bre

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Part of the BRE Trust

The BRE Trust uses profits made by BRE Group to fund new research and education programmes, that will help it meet its goal of 'building a better world'.

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