



---

3 June 2009

As part of Parliament's control power, the Swedish National Audit Office independently reviews central government activities in order to promote democratic control and efficient administration.

## Energy performance certificates provide few recommendations

*A performance audit by the Swedish National Audit Office has found that neither the Government nor the agencies responsible have designed the Swedish system for energy performance certificates in a way that effectively promotes energy savings. The certificates contain few recommendations and the quality of the certificates varies.*

Energy performance certificates are to promote energy savings in buildings by means of recommendations on improvement of the buildings' energy performance. Based on EU legislation, the system was to have been fully implemented in Sweden by 4 January 2009. Even though the system was introduced rather recently, the Swedish National Audit Office has already reviewed the system.

The audit shows that the introduction of the certificates has been substantially delayed. Moreover, only half of the certificates contain recommendations on how to improve energy performance.

Neither the Government nor the agencies have sufficiently focused on ensuring the quality of the certificates and recommendations. The Government and the National Board of Housing, Building and Planning have drawn up unnecessarily complex rules and procedures. As a result, owners of buildings and energy experts have had trouble following the legislation. SWEDAC's inspections have been oriented toward compliance with procedures rather than the quality of the certificates. Because of the unclear rules and insufficient inspections, the quality of many certificates is inadequate. Annual expenditures for the certificates by owners of buildings are estimated at SEK 700 million.

"Most owners of buildings are legally required to purchase energy certificates," Auditor General Claes Norgren says. "Thus, it is important that the Government clarify the legislation in a manner that is easy to follow, as well as make sure that the certificates are of high quality. That will increase the likelihood that the certificates can serve their purpose effectively."

---

**Facts:** As of 2009, most large buildings and all single-family dwellings that are to be sold are to be subject to an energy performance certification. The directive 2002/91/EC allows Sweden considerable national discretion for designing the system for energy certificates. The Parliament, Government and the National Board of Housing, Building and Planning set the Swedish rules for the system. The National Board is also to keep a register of all certificates. SWEDAC is to monitor that the energy experts who issue the certificates are qualified and independent. Some 50,000 of the approximately 350,000 buildings subject to certification had been certified at the end of 2008. An additional 50,000 newly constructed buildings and sales of single-family dwellings per year are subject to certification as of January 2009.

**Report:** Energideklarationer – få råd för pengarna, RiR 2009:6 (Energy performance certificates – provide few recommendations)

**Auditor General:** Claes Norgren, phone (int) +46 8 51714030

**Project Manager:** Adam Sandebring, phone +46 8 51714059 or +46 73 4452059

**Press Secretary:** Martin Engman, phone +46 8 51714201 or +46 73 4452201