

# Energy performance certificates: Poor value for money

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# Background

- We examined the Swedish central-governments sector's work to implement energy-performance certificates according to Directive 2002/91/EC on the energy performance of buildings.
- The objective of the Directive is to promote the improvement on the energy performance of buildings. Account is also to be taken of outdoor climatic and local conditions, as well of indoor-climatic requirements and cost-effectiveness.

# Why audit these issues?

- Energy consumption in buildings = 1/3 of end-use of energy.
- A large potential for enhancing energy efficiency of buildings.
- Indications that only 15% of cost-effective measures are actually carried out.
- Enhancing energy efficiency is increasingly highlighted at the EU level.
- More efficient use of energy resources will create opportunities to secure the supply of energy at competitive prices.
- A prerequisite for the reduction of dependence of fossil fuels.

# Purpose of the audit

- To examine whether the Government and the government agencies have created good conditions for the system to promote energy efficiency.
- To assess whether the application of the legislation promotes compliance with the overall objectives in the field.
- Limitation 1: No evaluation of the system's impact in terms of enhanced energy efficiency.
- Limitation 2: No estimate of the future savings that the energy-performance certificates may lead to.

# Assessment criteria and methods

- The directive on the energy performance of buildings.
- The Energy Performance for Buildings Act (Swedish).
- Qualitative data (documents and interviews)
- Quantitative secondary data – data processing operation on every certificate recorded until the middle of March 2009.

# The main features of energy-performance certificates

1. If necessary, the building must first be inspected by an energy expert.
2. If the building has potential for energy savings, the expert must propose cost-effective measures for energy savings.
3. Receiving such recommendations should make the building owner more inclined to carry out the investments involved.
4. For some buildings, the certificate must be made available to the public in a prominent place in the building.
5. Municipalities have a statutory supervision of measures according to point 4 above.

# Conclusions

- Building owners get little advice for their money. The usefulness of one-third of the certificates can be questioned.
- Major delays in Sweden's implementation and application of the EU directive on the energy performance of buildings.
- Points of unclarity in the Swedish legislation.
- The direction exercised by the Government is not linked to the overall objectives.
- Inadequate division of responsibility.

# Conclusions (cont.)

- The system of energy-performance certificates overlaps with other policy instruments.
- The certification and accreditation system of energy experts does not fulfil its purpose.
- Inadequate follow-up
- Municipalities have been encouraged not to exercise their statutory supervision.

Thank you for your attention!

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