

Technical Bulletin – 12/11/2018

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October RBAS lodgement figures

#	RBAS Trigger Description	# EPCs	# DEA	SEPT # EPCs	SEPT # DEA
1	No main heating system present, but mains gas supply present	7	7	70	10
2	Main building age band of L	46	27	68	34
3	Heating controls of boiler energy manager	1	1	1	1
4	Overridden U-Values for the main walls	39	10	25	5
5	Use of unknown for walls/floors/roof element	126	71	114	68
6	No heating controls present, but main heating system is a gas (incl. LPG) or oil boiler	23	22	37	27
7	Ground floor of main building room height is <1.5m or >4m	11	11	9	8
8	Mechanical ventilation present in property built prior to 2003	25	16	18	14
9	Gas boiler main heating system and hot water from electric immersion	35	17	31	19
11	Age band A (pre-1900) with cavity walls	24	14	14	10
12	No access to the main building loft	884	190	885	211
13	No access to hot water cylinder	168	54	118	62

Electric heating = low rating

We have noted that a number of energy assessors are misunderstanding the impact of electric heating on an EPC, and the reasons behind this.

At its most basic level, the SAP rating calculation is based on a ratio between floor area and the total fuel costs of a dwelling. With electric heating, all options are treated as 100% efficient, however, the cost of electricity is one of the highest within SAP (13 p/kWh). So whilst the device might be 100% efficient, it costs much more to run the devices to reach the same comfort level than a gas boiler system, resulting in a lower EPC rating.



We have created a new CPD module which looks at the specifics of a domestic EPC, from the calculation engine to the descriptions and star ratings, to help assessors be able to fully understand and explain EPCs to their clients.

This one-hour certified CPD module can be found at:

<https://quidos.co.uk/product/understanding-domestic-epc-122099/>

Get it Right

We have recently noticed an increasing number of EPC cancellations because of incorrect addresses being input into the iQ-Energy software.

Between October 2017 and October 2018, we have processed 3,179 EPC cancellations; in October 2018 alone, we cancelled 280 incorrect reports, with 45 of those cancellations being due to incorrect addresses.

Obviously, we accept that mistakes can happen, but a lot of small, repeated mistakes can easily be overcome by taking time and care. This is particularly true of those assessors using the iQMobile app – you are given an added opportunity to review your data inputs before lodgements.

Energy Assessors are professionals, so taking an extra thirty seconds to confirm an address or data input mistake will solve many more problems down the line. Get it RIGHT.



RBAS rules are a-changing from December

Following continued discussions of the RdSAP auditing working group, a series of changes are being made to the RBAS trigger criteria. These rules will be implemented for audits called from 1st December. The greyed out triggers are now dormant.

#	Rule	Priority No.	Risk/Impact on EPC
1	No main heating system present, but mains gas supply available.	2	Highest
2	Main building age band is L	3	Highest
3	Heating controls of boiler energy manager	4	High
4	Overridden U-values for the main building walls	5	High
5	Any building part on any element has insulation type recorded as unknown	-	DORMANT
6	No heating controls present, but main heating system is a gas (incl. LPG) or oil boiler	9	High
7	Ground floor of main building room height is <1.5m or >4m	10	High
8	Mechanical ventilation present in property built prior to 2003 (including supply/extract)	11	Medium
9	Gas boiler main heating system and hot water from electric immersion	12	Medium
10	Duplicate lodgement of an EPC for the same property within 1 month by the same assessor	-	DORMANT
11	Age band A cavity walls	14	Lowest
12	No access to main building loft	15	Lowest
13	No access to HW cylinder	16	Lowest
14	Multiple lodgements by same assessor on same property within 1 calendar month where SAP rating was F or G but is now E or above	1	Medium
15	Wall of any building part that has insulation type unknown	6	High
16	Floor of any building part that has insulation type unknown	7	High
17	Non-pitched roof or roof room of any building part has insulation type/thickness 'unknown'	8	High
18	Duplicate lodgement of an EPC for the same property within 7 calendar days by the same assessor	13	Highest

RBAS Trigger in Focus: *Main building age band of L*

Since the introduction of RBAS auditing, it has become clear that many Domestic Energy Assessors are unclear as their responsibilities in terms of new build dwellings and whether an RdSAP EPC is appropriate.

A newly-built dwelling, whether totally new, or a building that has been converted to, or from, flats, requires a SAP EPC. There are no exceptions to this – the SAP EPC is required to be provided to Building Control before the completion certificate is produced.

If a SAP EPC has not been produced, it is still required, irrespective of occupation of the dwelling. However, if the DEA is able to provide documentary evidence that the SAP dataset (the specific data needed to produce the SAP EPC) is not available, the RdSAP EPC can be produced. The RdSAP EPC can ONLY be produced once that evidence has been received.

Full details about the appropriate use of RdSAP were released to DEAs in January 2018, but based on the feedback from RBAS auditing, some assessors appear not to be undertaking any pre-assessment checks to ensure that they are able to complete an EPC accurately. This is even part of the Quidos Code of Conduct, so please try to stay compliance, and if you are in any doubt, just contract the Support Team.

[CLICK HERE FOR OUR APPROPRIATE USE OF RDSAP GUIDANCE](#)

Don't forget – three fails and out

We already have a number of DEAs that are now on their second failure for the same RBAS trigger. One more failure for the same trigger will result in that Assessor being struck-off from the whole Industry.

Quidos, as with the other accreditation schemes, put a huge amount of effort into ensuring that Energy Assessors are provided with sufficient technical information to ensure successful and compliant lodgement of EPCs. Where, in spite of that advice, an Assessor continues to make the same mistakes at audit, we have little option but to remove that Assessor from the Industry.

Full details about this process can be found in the QA Standards for DEAs, which can be found in the section of iQ-Energy.

Technical Support

Don't forget, if you have any technical support queries, these should be emailed to our Support Log along with some photos so that we can provide the best advice as possible.

Your query can be logged directly with the Support Log at: <http://support.quidos.co.uk>.

Or email: support@quidos.co.uk

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Knowledge base

How do I access the Quidos Support Team?

support@quidos.co.uk (2)

[How do I access the Quidos Support Team?](#)[Have you checked the RdSAP Conventions?](#)

Technical Support Publications

Technical Bulletins (17)

[Quidos Technical Bulletin - 16/08/2018](#)[Quidos Technical Bulletin - 20/06/2018](#)[Quidos Technical Bulletin - 29/03/2018](#)[Quidos Technical Bulletin - 19/02/2018](#)[Quidos Technical Bulletin - 22/01/2018](#)[» See all 17 articles](#)

Listed Buildings (1)

[Quidos Guidance on Listed Buildings for Energy Assessors](#)

Helpsheets (7)

[The Appropriate Use of RdSAP](#)[QA Bulletin: Stock Images and Implications of Use](#)[TS003 - Addenda to EPCs](#)[TS001 - Energy Efficiency Regulations](#)[TS002 - Solar PV inputs to iQ-Energy](#)[» See all 7 articles](#)

MEES (1)

[Energy Efficiency \(Private Rented Property\) Regulations \(also known as MEE...](#)