

## Technical Bulletin – 17<sup>th</sup> May 2019

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### Changes to RdSAP RBAS auditing

The EASOB RdSAP Working Group has confirmed an updated list of risk-based auditing selection rules, which at Quidos we call RBAS rules; other Schemes refer to this as smart auditing.

The biggest new rule will be assessing multiple lodgements to the same UPRN by any Quidos assessor within a three month period. This has been introduced at the behest of MHCLG in order to reduce a perceived risk about DEAs producing numerous unnecessary lodgements.

However, EASOB also confirmed that follow-on audits would now be considered as part of the overall 2% audit requirement for Scheme.

When the audit changes came into place last year, we made a decision to embrace intelligence-led audit selections, and so prioritised RBAS and periodic random auditing, but also kept follow-on audits out of our 2% requirement. This meant that we could focus our efforts in the identification of new auditing problems, instead of the disciplinary fallout of a failed audit.

However, MHCLG has confirmed that they are happy for the auditing requirements to change, and so disciplinary follow-on audits will now to be included in the Scheme auditing requirements.

We will therefore prioritise Follow-on audits, periodic random audits, and finally RBAS audits. This means that in future, we will unlikely call those audits which trigger the lower priority trigger rules, but which would have a tangible impact on the outcome of an EPC. Instead of calling out those assessors who give the industry a bad name because of poor EPCs, we can “turn a blind eye” and let them get on with it. This is not we believe is best for the industry or the promotion of quality.

Quidos was outvoted in this decision; but I’m sure you will all be pleased to know that poor quality may be benefited by this change.

If you find an EPC to be incorrect, lodged either through Quidos or another Scheme, as an industry stakeholder, you are well within your rights to raise a complaint to the lodgement Scheme. This could be a much better EPC being lodged after your assessment, or inputs which are wholly incorrect in describing a dwelling. The lodgement Scheme can be determined from the Assessor details on page 4 of the EPC.

## Multiple Lodgements (again)!

Auditing failure	Financial dispute (non-payment)
Additional documentary evidence	New EPC following improvements
Incorrect address	New boiler installed
Changes to EPC description	New extension added
Changes to EPC recommendations	Roof room added
Bad calculations	

Following a recent EASOB meeting, it was made clear to Accreditation Schemes that, in spite of a big exercise to remove multiple lodgements made by assessors, the number of cancellations made has started to drop to previous levels, indicating that defective EPCs may not be being cancelled as required.

Section 4.2.3 of the Quidos Code of Conduct for Energy Assessors outlined that certificates shall only be removed if defective and replaced. Failure to pay for an EPC is not a sufficient reason to remove a legal document from the Register, and the assessor should look at other legal avenues to recoup outstanding fees (small claims court).

As part of our ongoing surveillance processes, we assess the lodgement of reports against the same UPRN. We then ask assessors to review their lodgements and make a cancellation, if required, or provided a reason for the lodgement to remain, such as an improvement.

**\*\* PLEASE ENSURE THAT YOU ALWAYS REVIEW A REPEAT LODGEMENT  
AND CANCEL WHERE APPROPRIATE \*\***

## Environmental News

### UK has first coal-free week for a century

From BBC News – 9<sup>th</sup> May 2019

Britain has had its first week without using electricity from burning coal since the 1880s, according to the National Grid Electricity System Operator (ESO).

Fintan Slye, director of ESO, said this would become the "new normal".

The world's first centralised public coal-fired generator opened in 1882 at Holborn Viaduct in London.

The government plans to phase out the UK's last coal-fired plants by 2025 to reduce carbon emissions.

Mr Slye said: "As more and more renewables come on to our energy system, coal-free runs like this are going to be a regular occurrence.

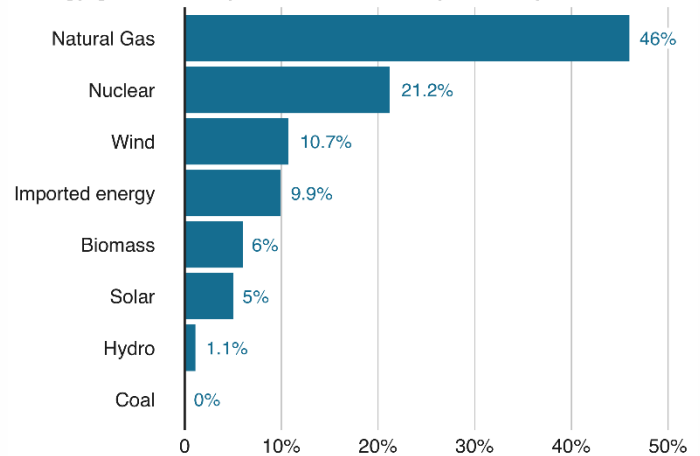
"We believe that by 2025, we will be able to fully operate Britain's electricity system with zero carbon."

National Grid ESO plans to have the systems and software in place by 2025 to be able to handle energy generated from renewables, which give a variable supply, plus nuclear energy, without coal and gas, if that mix is available from the market.

The coal-free week ran from 13:24 on Wednesday 1 May to 13:24 on Wednesday 8 May.

## Where does the UK's energy come from?

Energy generation by source, from 1 May to 8 May



Source: National Grid ESO

BBC

## UK can cash in on revolution for heating and cars to halt greenhouse gas emissions, say climate advisers

From The Independent – 2<sup>nd</sup> May 2019



Image credit: istockphoto.com/Gudella

world will want the UK's pioneering technology.

Eco-friendly electricity supplies should be quadrupled, based on new large-scale hydrogen production, the advisers say in their most ambitious report yet on tackling climate change.

Mass tree-planting, cutting meat consumption and making planes more efficient will also play a role, as will stopping biodegradable waste going to landfill and cutting farm emissions, the report says.

But environmental campaigners insisted the middle of the century was too distant a target and even more urgency was needed.

Ministers must urgently bring on a new economic revolution to end greenhouse gas emissions including changing the heating in every building to green sources such as hydrogen, the government has been told by its climate change watchdog.

The experts insist Britain can make money by leading the globe in overhauling power, transport, industrial, agricultural and aviation systems – because the rest of the



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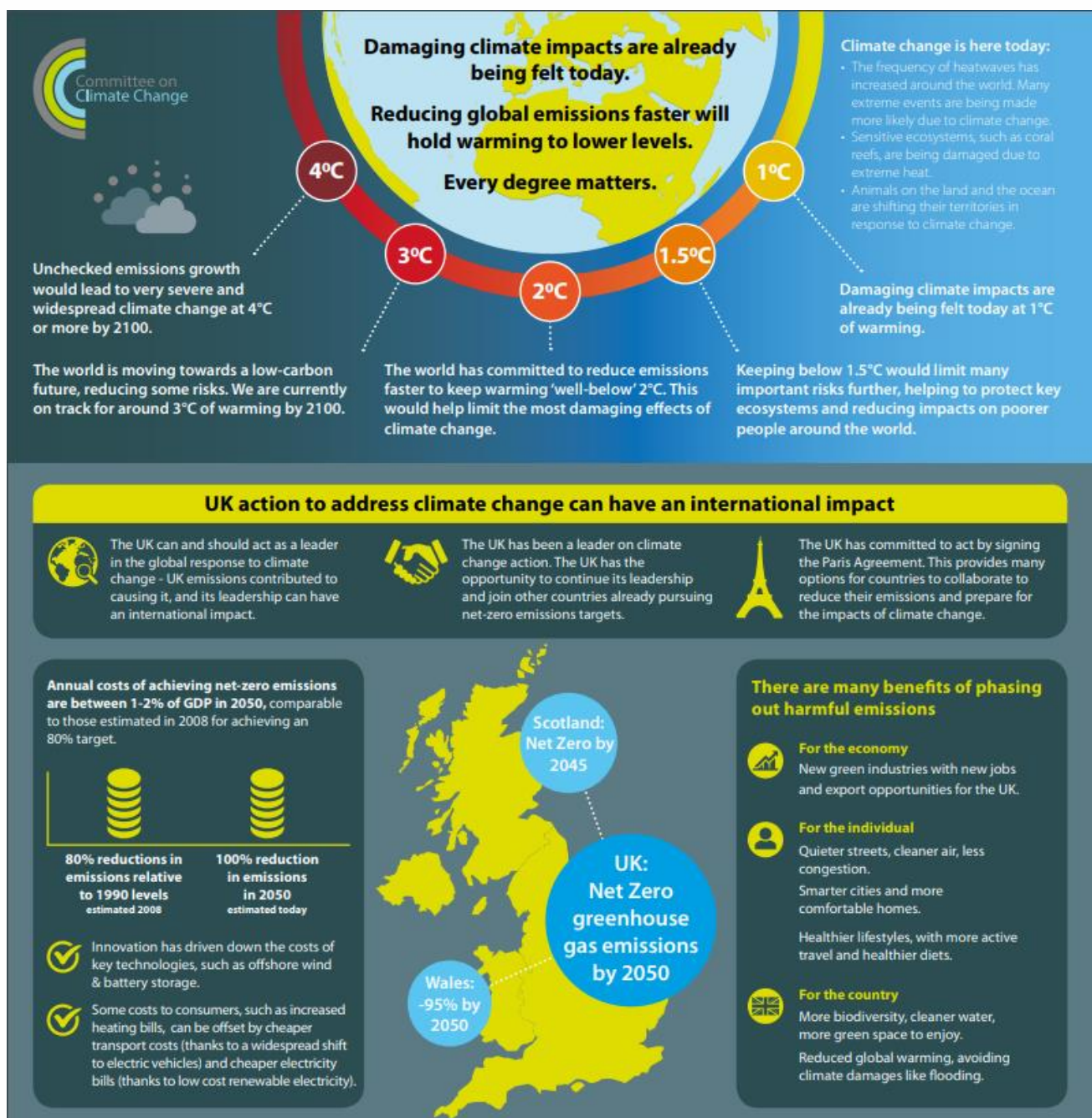
Experts agree the world is currently heading for droughts, floods and wildfires caused by climate change.

Signalling the importance of net-zero emissions target to the world would have a big impact diplomatically, said committee chief executive Chris Stark.

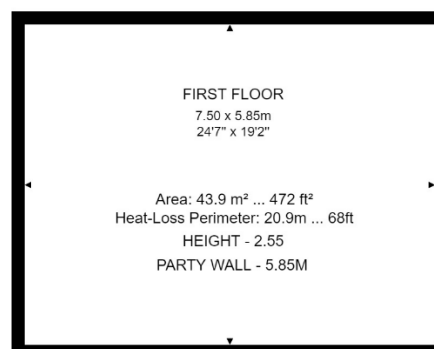
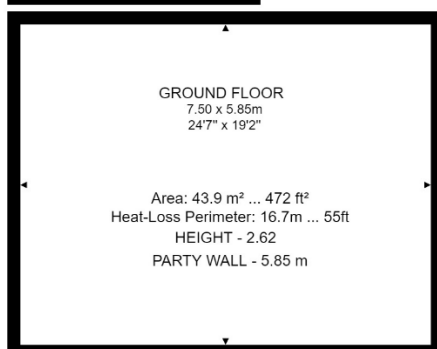
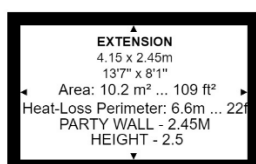
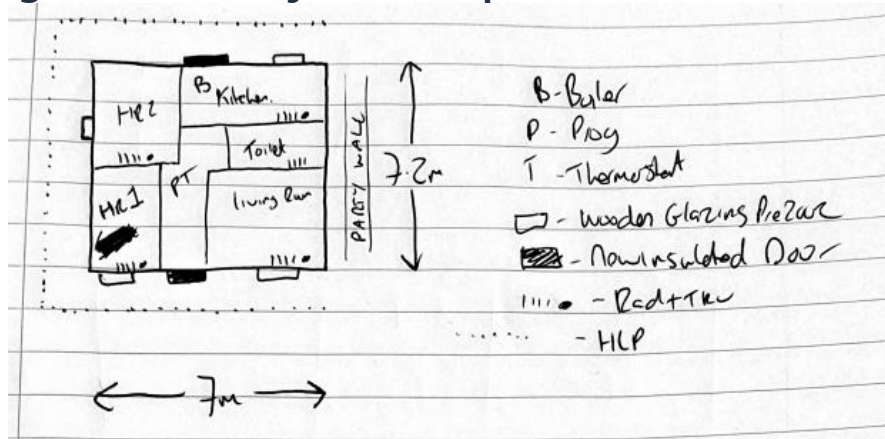
"This is a moment for the UK to lead. We have a lot of leverage. If the UK doesn't do this it will be very difficult for others to follow," he said.

The landmark report says current policy is not enough even for the existing target of an 80 per cent reduction, and action needs to be significantly ramped up.

The changes are "achievable with known technologies, alongside improvements in people's lives".



## zPlan – making the most of your floorplans



Above are genuine examples of floorplans that we have received for audit. They are by no means the worst floorplans they we've received, but you can easily make so much more from your floorplans.

The zPlan floor planning software has now joined the ranks of the Quidos family. zPlan is designed with assessors in mind; its intuitive interface makes it quick and easy to produce quality floorplans for your clients. Coupled with our CPD-certified [floorplan training](#), you'll be producing floorplans in no time at all.

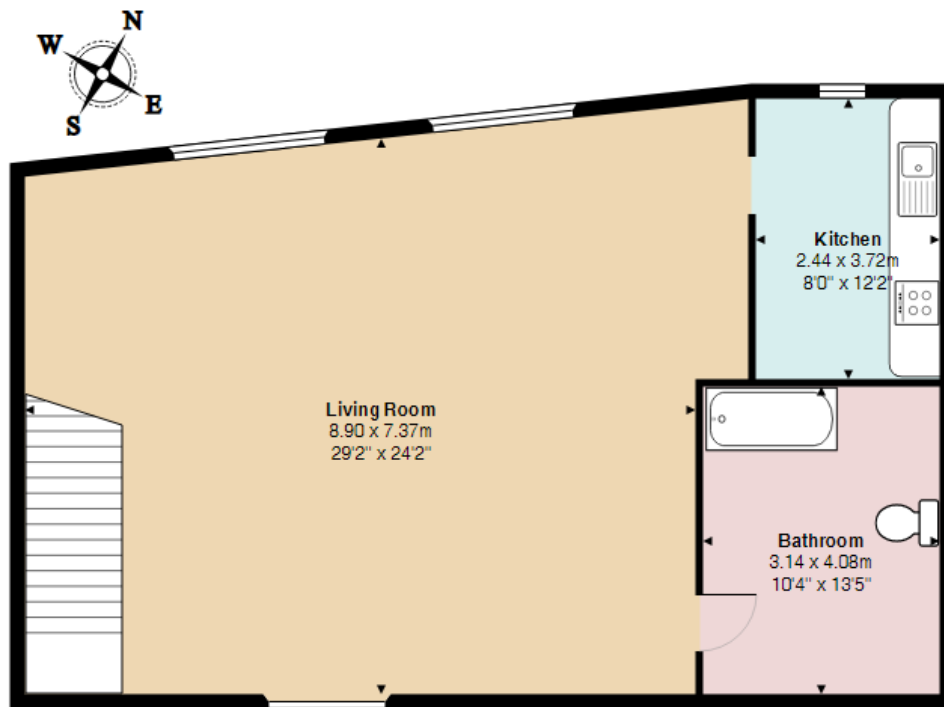
Offering monthly packages from **£24.99+vat** for up to 40 floor plans, zPlan has the same great features as other floor plan training software at a much cheaper price.

Not only can plans be exported as flat 2D plans, but just one click and product a 3D layout of the dwelling for your clients at no extra cost. Add furniture, fixtures and fittings to make a plan which really stands out above the rest.

On the next page, you will be able to see example from the zPlan software.

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ZPLAN

[www.zplan.co.uk](http://www.zplan.co.uk)




## 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](mailto:support@quidos.co.uk)

**Don't forget, we have loads of support information on our Support Log knowledge base!**

 **Quidos Technical Support Log**

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### Knowledge base

#### How do I access the Quidos Support Team?






[support@quidos.co.uk](mailto:support@quidos.co.uk) (2)

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

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### 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...](#)

**David Jones**

Scheme Quality Manager (PCQI)

**Billy Say**

Quality, Training and Support Coordinator