

Technical Bulletin – 20th March 2019

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RBAS Lodgement Stats – Feb '19

#	RBAS Trigger Description	# EPCs	# DEA	JAN # EPCs	JAN # DEA
1	No main heating system present, but mains gas supply present	8	8	7	7
2	Main building age band of L	60	27	44	26
3	Heating controls of boiler energy manager	3	3	0	0
4	Overridden U-Values for the main walls	11	7	2	1
6	No heating controls present, but main heating system is a gas (incl. LPG) or oil boiler	40	28	27	22
7	Ground floor of main building room height is <1.5m or >4m	11	8	5	5
8	Mechanical ventilation present in property built prior to 2003	14	11	8	6
9	Gas boiler main heating system and hot water from electric immersion	16	12	10	10
11	Age band A (pre-1900) with cavity walls	14	8	21	13
12	No access to the main building loft	1095	177	967	177
13	No access to hot water cylinder	163	58	123	54
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	12	11	2	2
15	Wall of any building part that has insulation type unknown	17	15	21	15
16	Floor of any building part that has insulation type unknown	29	20	19	13
17	Non-pitched roof or roof room of any building part has insulation type/thickness 'unknown'	59	42	47	40

PEPA Conference 2019

Wednesday 27th February saw us attending the 2019 PEPA Conference. The day was a magnificent success, with over 300 attendees and the presence of all the major Schemes that combine to form the Property Energy Professionals Association (PEPA). The Conference brought together industry officials to inform delegates of the state of the industry at present, to discuss the role of the EPC going forward, the role of energy assessors and how we foresee the state of the industry, post Brexit.

With speakers from both MHCLG and BEIS providing informative presentations on the latest Government policies and future plans, as well as representations from MEP and DCHI for members to talk with, we hope that those Quidos members who attended felt the day was both useful and informative. Philip Mason, of Trustmark, also provided a



presentation on the upcoming PAS2035 standards, which introduces the concept of new Retrofit professionals to the industry – an opportunity that the members attending seemed eager to obtain further information on.

The afternoon session included presentations from representatives of the involved Schemes to explore topics such as compliance, methodology, EPC Call for evidence, and quality and auditing. All sessions were open for questions and were discussed in depth to give the assessors an opportunity to feedback to the experts what is happening on the ground.

We hope that those of you that attended found the conference to be valuable and we would welcome any feedback that can be constructive to the planning of the PEPA Conference 2020. Feedback should be forwarded to catherine@quidos.co.uk.

All presentations and workshops can be found on the [PEPA website](#).

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.

It should be worth noting that MHCLG is looking to change the lodgement process for all England & Wales RdSAP EPCs so that DEAs must confirm that they have checked whether a valid EPC is on the Register, and if so, why another EPC is being commissioned.

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

Always Return to the Dwelling

In recent weeks, we have noted a number of occasions where improvements have been made to a dwelling, but the Energy Assessor has not returned to the dwelling, or only collecting evidence of the improvement.

Where improvements to a dwelling have been made, a full reassessment of the dwelling must be completed each and every time. All of your evidence must match the input date of your assessment, not have some from the original assessment, and some from your revisit.

Whilst there was a previous exemption to this for Green Deal Post-Install EPCs, for the vast majority of Energy Assessors, you should always be turning up to a dwelling with the expectation of completing a fresh assessment, irrespective of the number of times you had previously attended the dwelling.

Finding lodged EPCs on the Register

Energy Assessors, particularly DEAs, have a misconception that the lodgement of a new EPC will overwrite a lodgement on the EPC Register. Whilst the newest EPC will be the first to be downloaded, there is a way to view the entire lodgement history for a property, meaning that you can see all of the previous EPCs.

On the EPC Register, you will want to use the *Retrieve Report Using Report Reference Number* option.



Ministry of Housing,
Communities &
Local Government

[Home](#) >> [Retrieve Report Using Report Reference Number](#)

Retrieve an Energy Performance Certificate

This page allows you to retrieve an Energy Performance Certificate using the 24-digit Report Reference Number printed on the report or provided by the Energy Assessor who produced it.

RRN:

Enter the Report Reference Number; this is the 24-digit number that appears on the front page of the Energy Performance Certificate e.g. 1234-1234-1234-1234-1234.

[Retrieve Report](#)

- Home
- Find Energy Assessor
- Retrieve Report Using Report Reference Number

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Once you click to retrieve the report, you will then be given options about accessing the latest report. Alternatively, if you change the screen options, you can select a list of reports to be viewed.

The list will show all lodgements made to that dwelling in chronological order, with the newest first, based on assessment date. The report status as 'Entered', shows that a valid EPC has been lodged and remains valid, albeit superseded, on the Register.

The example below shows that over the two recent Quidos lodgement, one has been marked as 'Not for Issue', however the 2008 multiple lodgement has not been resolved, and both lodgements from the same day remain valid on the Register.

Retrieve the latest report: No ▼

Report Retrieval Format: List ▼

Search from date:

[Retrieve Report](#)

RRN	9956-2819-6497-9608-8835
Report Date	01 November 2018
Report Status	Entered
Report Type	EPC
Assessor Name	
Accreditation Number	QUID

[Click here to view report \(PDF\) in English](#)

[Click here to view report \(PDF\) in Welsh](#)

RRN	8798-6629-5479-6119-8902
Report Date	01 November 2018
Report Status	Not for issue
Report Type	EPC
Assessor Name	
Accreditation Number	QUID

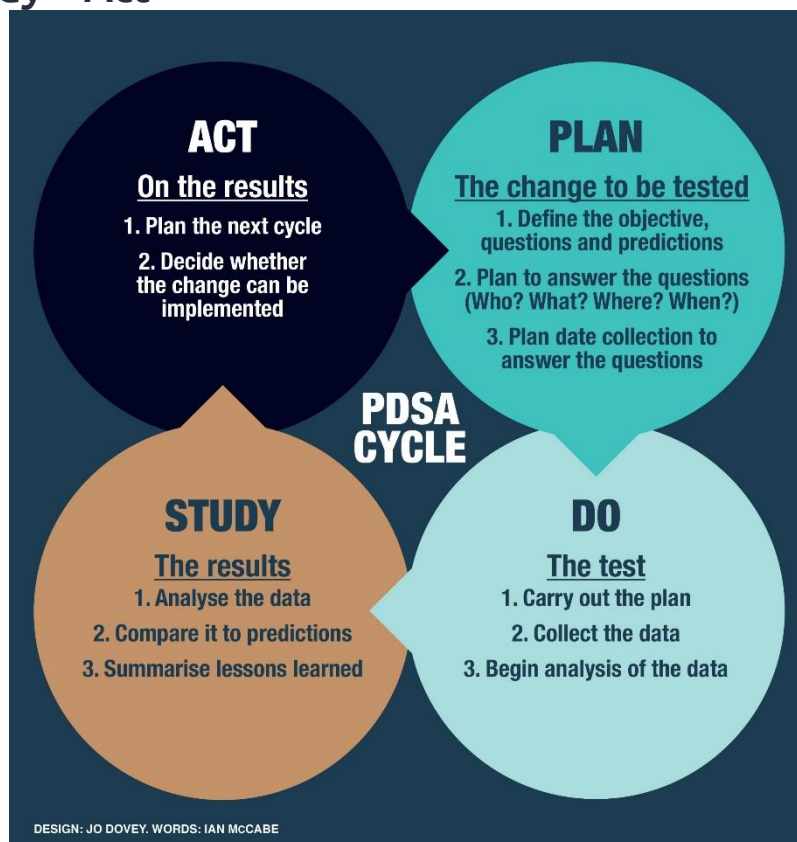
RRN	9956-2812-6407-0608-9891
Report Date	02 October 2008
Report Status	Entered
Report Type	EPC
Assessor Name	
Accreditation Number	NGIS

[Click here to view report \(PDF\)](#)

RRN	8598-6620-5479-6172-8002
Report Date	02 October 2008
Report Status	Entered
Report Type	EPC
Assessor Name	
Accreditation Number	NGIS

[Click here to view report \(PDF\)](#)

Plan – Do – Study – Act



When considering what you want to accomplish from your annual CPD requirement, Energy Assessors should think about using the PDSA cycle.

Plan – define your learning objectives;

Do – Choose and complete CPD module to meet those objectives;

Study – Reflect on whether you have met your objectives or if further input is required;

Act – Start planning for the next year

Committee on Climate Change Report

On 21st February, the Committee on Climate Change released a report titled *“UK housing: Fit for the future?”*

The main headline from the report was that the UK’s legally-binding climate change targets will not be met without the near-complete elimination of greenhouse gas emissions from UK buildings. Some of the recommendations looked how well existing homes can be effectively retrofitted with low-carbon technologies, as well as ensuring the newly built dwellings rely on high efficiency space heating systems, such as heat pumps, and avoid being connected to the mains gas grid.



Homes of the future are needed today

Decarbonising and adapting the UK's housing stock is critical for meeting legally-binding emissions targets by 2050 and preparing for the impacts of climate change. The UK Government, householders and developers need to implement policies and measures now that ensure new and existing homes are fit for the future.

What does a low-carbon, sustainable home look like?

Current technology, and measures aimed at preparing for the impacts of climate change, can help new and existing homes to become low-carbon and ultra-efficient as well as adapted to flooding, heat and water scarcity.

Existing homes

Improving existing homes can help existing house-holders meet the challenges of climate change

- 1 **Insulation**
in lofts and walls (cavity and solid)
- 2 **Double or triple glazing with shading**
(e.g. tinted window film, blinds, curtains and trees outside)
- 3 **Low-carbon heating**
with heat pumps or connections to district heat networks
- 4 **Draught proofing**
of floors, windows and doors
- 5 **Highly energy-efficient appliances**
(e.g. A++ and A+++ rating)
- 6 **Highly water-efficient devices**
with low-flow showers and taps, insulated tanks and hot water thermostats
- 7 **Green space (e.g. gardens and trees)**
to help reduce the risks and impacts of flooding and overheating
- 8 **Flood resilience and resistance**
with removable air brick covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors



New build homes

New build homes can and should meet even more ambitious standards in some areas

- A **High levels of airtightness**
- B **More fresh air**
with mechanical ventilation and heat recovery, and passive cooling measures such as openable windows
- C **Triple glazed windows and external shading**
especially on south and west faces
- D **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E **Water management and cooling**
more ambitious water efficiency standards, green roofs and reflective walls
- F **Flood resilience and resistance**
e.g. raised electricals, concrete floors and greening your garden
- G **Construction and site planning**
timber frames, sustainable transport options (such as cycling)

**24%
REDUCTION
NEEDED
IN DIRECT CO₂
FROM HOMES
BY 2030, FROM
1990 LEVELS**

**15%
REDUCTION
REQUIRED IN ENERGY
USED FOR HEATING
EXISTING BUILDINGS
BY 2030 THROUGH
EFFICIENCY
IMPROVEMENTS¹**

What householders can do today

There are number of practical, easy and cheap steps that householders can take now to adapt their homes, and reduce their bills and carbon emissions:

1 Improve home energy, heating and water usage and efficiency

- Install low-energy lighting, hot water tank insulation, low-flow shower heads and draught-proofing
- Turn off the lights/other electricals when not being used
- Turn taps off when brushing teeth, have shorter showers, check pipes for leaks and water gardens only as needed
- Install water and smart energy meters to manage water and energy use and help identify water leaks

2 Is the heating system working correctly?

- Check your boiler annually and ensure your heating system is operating at no more than 55°C
- Install heating controls like timers and room thermostats
- Turn your thermostat temperature down to 19°C

3 Reduce the risk of overheating in summer

- Opt for thick curtains or blinds (close them during the day), plant trees to provide shade and open windows at night
- Use fans for bedrooms and living spaces (as long as temperatures are below 36°C)

4 Flooding

- If you're in a flood risk area sign up to flood warnings and devise your own household plan to prepare for possible floods



Our recommendations to Government

The Government needs to take action in five areas NOW to improve the UK's housing stock and help achieve long-term emissions reduction targets. This includes:

- 1 Enforcing standards, ensuring compliance with those standards and closing the 'performance gap'
- 2 Delivering a step-change in construction skills
- 3 Retrofitting existing homes so they are low-carbon, energy efficient and resilient to a changing climate
- 4 Ensuring new homes are low-carbon, ultra energy efficient and climate resilient, with sustainable transport options
- 5 Addressing urgent funding needs

Notes

¹ A 15% reduction relative to 2015

Read our new report! Find it online here:

www.theccc.org.uk/publications


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

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

 **Quidos Technical Support Log**

[Home](#) [Solutions](#) [Tickets](#)

How can we help you today?



[SEARCH](#)

[+ New support ticket](#)
[Check ticket status](#)

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](#)

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](#)

Listed Buildings (1)

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

MEES (1)

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

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