

## Technical Bulletin – 15<sup>th</sup> September 2019

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### August RBAS lodgement figures (RdSAP)

#	P	RBAS Trigger Description	# Reports	Unique Assessors	Audits
21	1	Any occurrence of 2 or more EPC lodgements for the same UPRN within a 3 calendar month made by assessors from the same scheme	33	28	28
1	2	No main heating system present, but mains gas supply present	12	11	10
2	3	Main building age band of L	28	20	20
3	4	Heating controls of boiler energy manager	2	2	2
4	5	Overridden U-Values for the main walls	7	4	4
15	6	Wall of any building part that has insulation type unknown	24	18	15
16	7	Floor of any building part that has insulation type unknown	17	14	12
17	8	Non-pitched roof or roof room of any building part has insulation type/thickness 'unknown'	25	22	18
6	9	No heating controls present, but main heating system is a gas (incl. LPG) or oil boiler	32	18	0
20	10	Any floor of any building part room height is <1.5m or >4m	27	25	0
8	11	Mechanical ventilation present in property built prior to 2003	21	10	0
19	12	Gas/Oil/LPG boiler main heating system and hot water from electric immersion	53	34	0
11	13	Age band A (pre-1900) with cavity walls	22	16	0
12	14	No access to the main building loft	980	209	0
13	15	No access to hot water cylinder	128	56	0
14	16	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	0	0	0
Number of audits selected which had triggered multiple rules					4
TOTAL RBAS AUDITS SENT					109

## Quidos Telephone Number

In order to simplify and streamline the telephone system at Quidos we have now moved all departments to one phone number.

All of the Quidos teams can now be reached on **01225 667 570**.

When you dial this number, three options will be provided, please listen to these carefully and select the option for the team you wish to speak to.

*Option 1 is for accreditation/general enquiries;*

*Option 2 for tech support/audit;*

*Option 3 for accounts/finance.*

To hear the options again please press the # key.

Please change any contacts you have for us in your phones.

***Using the old number may cost you more.***

## SAP 2012 RdSAP v9.94 is on the way!

On 22<sup>nd</sup> September, the newest revision of the RdSAP specification will go live.

There will be no major changes which will affect the rating on the EPC, so DEAs will not need to hold over reports in the hope of a SAP ratings bump. There are two things that DEAs will need to be aware of that will impact on the way that they assessments can be input.

### Why has the new EPC been lodged?

As part of the changes, where an existing EPC is still valid for the dwelling, the DEA will now be required to state why a new EPC is being lodged. The options to select will be from:

- |  |   |
|--|---|
| 1. EPC has expired                                 | 8. Green Deal: previous EPC is inaccurate |
| 2. Building has changed since the last EPC         | 9. RHI: EPC is more than 24 months old    |
| 3. Assessor instructed to produce a new EPC        | 10. FIT                                   |
| 4. Duplicate EPC                                   | 11. Rental purposes                       |
| 5. Replacement for 'not for issue' EPC             | 12. ECO Scheme                            |
| 6. Replacement for any other status EPC            | 13. ECO scheme innovation                 |
| 7. Green Deal: existing EPC pre-dates 1 April 2012 | 14. ECO First Time Central Heating        |

For example, if you fail an audit and required to relodge, you would select option 5, as you are replacing an EPC that is to be cancelled. Where improvements have been made to a dwelling, such as increasing loft insulation, option 2 would be selected.

The purpose of this requirement is unclear, but certainly aimed at making DEAs more mindful of the lodgements made, and whether a new EPC is necessary to replace the existing valid lodgement.

It may be possible that this information will also be used as part of RBAS triggers in the future to ensure that DEAs are lodging appropriately.

## Appendix Q (New Technologies) for RdSAP

Within SAP itself, Appendix Q allows for a limited number of new technologies to be input for a SAP EPC; this function is being rolled out for use within RdSAP.

RdSAP Convention 9.15, along with RdSAP Convention Appendix 5, outline specifically how a DEA who encounters a specific technology can input it into the iQ-Energy software. However, there are some basic tenets to follow as a rule of thumb:

- The device **must** have an NCM (SAP) Identifier label and commissioning certificate – without these, you cannot use Appendix Q for RdSAP.
- If the label and certificate are available, you will need to download the Appendix Q RdSAP calculation spreadsheet from the NCM website: <http://www.ncm-pcdb.org.uk/sap/page.jsp?id=18>
- If the appropriate spreadsheet for that technology is not available, you cannot use Appendix Q for RdSAP.
- If the appropriate spreadsheet is available, you will be able to input the data and get the calculations necessary for Appendix Q, in line with the Conventions.

The use of Appendix Q for RdSAP is likely to be a 1 in 10,000 scenario, but please ensure that you familiarise yourself with Convention 9.15 and Appendix 5 for how to deal with this if you come across it.

## RdSAP Conventions v11

The newest version of the RdSAP Conventions (v11) went live for all lodgements from 1<sup>st</sup> September 2019. To aid Energy Assessors, we produced a mandatory learning module which appears within your iQ-Energy Control Panel to outline the changes and how Quidos will interpret them.

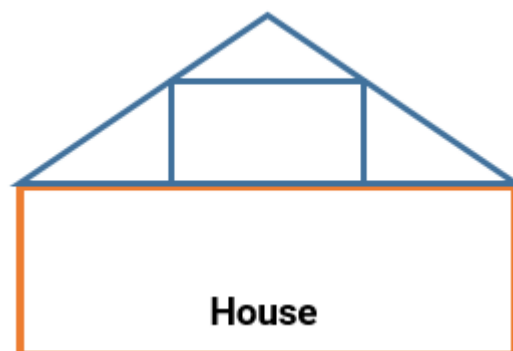
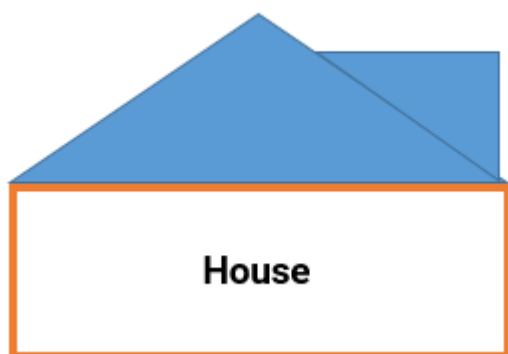
Congratulations to the 132 DEAs who have marked this module as being read, and even more congratulations to the 71 DEAs who completed the module and applied for their CPD completion certificate.

In the past week or so, we've had some queries about the changes to the Conventions and so will highlight these queries.

## **Convention 1.02b – Bungalow**

To be able to input a built form as 'bungalow', the dwelling must have all of the habitable accommodation on a single storey. This means that a chalet bungalow, or any single storey with a roof room, should be input with a built form of 'house'.

Your data inputs for the dimensions would not change, and the roof room Conventions would still be followed, but the only difference is that built form description.



## **Convention 3.05 – Age band of a Conversion**

In spite of giving Energy Assessors advanced notice of this Convention change, we are still getting a number of queries about it.

When a dwelling is converted through a material change of use, the new dwelling is not required to meet all of the Part L Building Requirements; changing the age band to a newer one will over-estimate the performance of the dwelling's thermal elements.

Below is an example we've been going through where the dwelling age had been entered as age band I (1996-2002) because a building control sign off had been provided.

# Technical Support Bulletin **Quidos** Excellence in Efficiency

A completion certificate only demonstrates that the works outlined in an initial works notice had been completed and meet the standards expected by building control.

1. Details of work  
Conversion of existing building into 12 flats and workshop/  
store

2. Location of building to which work relates  
[Redacted]

3. Deposit of particulars  
Full plans were deposited under the Building Regulations made under  
Section 1(3) of the Building Act 1984 on: 13/01/1996

4. Completion Date  
Date of completion inspection: 21/07/1998

5. SAP Energy Rating

6. Compliance with the Building Regulations  
It is hereby certified that the building works described above have  
been inspected and so far as the authority has been able to ascertain  
the requirements of the Building Regulations are satisfied.

7. Authority  
This certificate has been authorised by:  
*Walter Davidson* // Head of Planning Services  
Date: 18th September 1998

Note this certificate relates only to the work described in 1 above.  
This certificate does not relate to any work carried out to which the  
regulations did not apply on this occasion, for example to the existing  
building not affected by an extension, work or the work of repair or  
the replacement of fittings etc.

NT05

The certificate only states that the building works that were proposed have been inspected and meet the requirements of Building Control. They do not state what works were completed, or whether all of the thermal elements of the dwelling had been upgraded.

Indeed, a subsequent page has more detail about what the dwelling construction now is:

BUILDING ELEMENTS DATA	
Wall Construction	(e.g. 100mm Brick; 50mm Clear Cavity; 35mm Polyurethane Board; 100mm Lytag Block; 13mm Lightweight Plaster)
External Wall Type 1	350mm SOLID BRICK, 50mm AIRSPACE, 12.5mm POLYSTYRENE, 12.5mm PLASTERBOARD LAMINATE + SKIN
External Wall Type 2	115mm SOLID BRICK, 12.5mm POLYSTYRENE, 12.5mm PLASTERBOARD LAMINATE + SKIN
External Wall Type 3	
Semi-Exposed Wall Type	AS ABOVE

As this shows, the wall construction is of 350 mm Solid brick, 50 mm Airspace, 12.5 Polystyrene + 12.5 mm Plasterboard Laminate + Skin.

Had this wall met the 1996 requirements of Building Regulations, the U-value of this wall should be 0.45 W/m<sup>2</sup>K, which would equate to a solid wall with around 75 mm of internal wall insulation. As the description shows, there is some dry lining, but nothing to suggest that the walls are anywhere as insulated as a 1996 solid brick 'as built' wall should be.

The completion certificate only shows part of the whole picture in terms of the thermal elements within a converted dwelling. By making this Convention clearer, no DEA should be overestimating the thermal performance of the dwelling, and where the completion certificate identifies upgraded



elements, these can be input to. For example, if the certificate and work notice suggested 50mm of wall insulation installed, this could be input for the walls section, but still with a wall of the original construction.

## **RdSAP is a non-invasive survey**

We wanted to take an opportunity to remind DEAs that RdSAP is a non-invasive assessment methodology. Under no circumstances should Energy Assessors be unscrewing things, cutting into walls, or drilling anything.

We have recently had an instance of an Energy Assessor unscrewing a boiler's casing in an attempt to determine the make and model of the device which resulted in a flooding to the dwelling. The Energy Assessor was forced to pay the insurance excess for the claim made against the damage.

It is in your interest to ensure that you are doing what is required in line with the Quidos Code of Conduct for Energy Assessors.

Should a homeowner volunteer to undertake invasive works for you to be able input inaccessible elements to the assessment, that this their choice to do so. Energy Assessors should not be doing this on their own.

## **World Quality Day 2019**

This year's World Quality Day is on 14<sup>th</sup> November 2019. Unlike previous years, the theme of this event will focus on the Chartered Quality Institute's centenary year and the general promotion of quality.

Quidos will be working on how we can best to celebrate the quality within our Industry and getting our Energy Assessors involved. Quality is the cornerstone of the work that Energy Assessors do day-in, day-out, and that excellent work should be applauded and promoted, whilst incentivising others to embrace Quality standards to make their practice stand out.



**WORLD  
QUALITY  
DAY 2019**  
proud supporter


## 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](#)

#### 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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