

What is RdSAP?

Reduced Data Standard Assessment Procedure (RdSAP) is the method used for Energy Performance Certificates (EPCs). Version 10.2 introduces important updates to improve accuracy and reflect modern energy efficiency practices.

What are the Key Changes in RdSAP 10.2 ?

- Increased assessments of insulation and ventilation – Full window surveys to include type, orientation area. Increased assessment of Ventilation (Flues, Mechanical Ventilation, Fire Places etc)
- Utility Meter surveys : Gas, Electric and Smart Meters.
- Lighting –Counts the number of Low Energy bulbs, incandescent and halogen bulbs.
- Increased reporting of renewable energy systems, solar, heat pumps, wind/hydro and batteries.
- Airtight Testing results can now be included.
- Increase in the property age bands to allow for modelling of modern housing.

When are the changes coming and what are the impacts expected ?

- RdSAP 10.2 will be released on 15th June 2025 and all assessments from this date will need to record the new changes.
- Advanced training in the new requirements for energy assessors
- Software updates to ensure that all new assessments meet the requirements.
- More data points collected for insulation, heating, cooling and renewable energy systems.
- Longer assessment times at the properties for Domestic Energy Assessors to ensure all the information is collected whilst onsite.
- Increased time in making calculations to support the new requirements.

What are the expected benefits ?

- Inclusion of renewable energy systems and recent building standards data that will provide greater accuracy of reports that more accurately reflect the Energy Performance of domestic dwellings in England and Wales. Which in turn will support the Government in their carbonisation targets.
- More detailed insights into energy efficiency, recommendations and improvements.
- Greater confidence to Home Owners, Buyers, Landlords and Tenants in the existing Energy Performance of domestic properties.

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What will the assessment entail ?

The assessor will require full access to all rooms within the property and will record:

- Property Type and Age (House, Bungalow, Flat, Maisonette)
- Dimensions of internal areas, floors, roof heights and glazing area to create a basic floor plan. (Calculate areas, heat loss perimeters, party wall calculations)
- Type and measurement of Insulation : Walls, Floor and Roof Insulation (accessible from loft or through eaves)
- Heating Systems – Primary and secondary heating systems, including fuel types and controls (Radiators, Thermostats, Programmers, Fires, Wood Burners, Storage heating and community heating schemes)
- Hot Water Systems – Water Tanks including fuel types, size, insulation and thermostatic controls.
- Window and Door surveys, glazing age and type, material, draft proofing measures.
- Renewable technologies : Solar Panels, Batteries, Heat Pumps, Wind or Hydro to include age, type and capacity.
- Ventilation – extractor fans, mechanical ventilation, open fires, number and type of flues.

How can I prepare for an Energy Assessment

- Provide insights into your property to the assessor. Are there any extensions to the property that you are aware of and the age of the construction.
- Any retrofitted insulation such as External/Internal Wall Insulation, Cavity Wall etc undertaken within the last 5 years and evidence to support the insulation (unless it can be evidenced by the assessor) Planning permission, building control sign off, receipts for insulation, type and U-values if available)
- Have MCS Certificates (Microgeneration Certification Scheme) available for renewable energy systems such as Solar Panels, Heat Pumps, Batteries and a copy of an Air Tightness Test certificate available.
- Provide any documentation in regards to space heating of a property (Gas Certificates for Boilers etc)
- Inform how the temperature is controlled within the property (Programmer, Thermostats, Smart Apps and Smart Meters) and where these can be located within the property
- Ensure that the property is ready for a smooth inspection of Radiators, Boilers, Meters and Lighting (remove shades/covers that obscure bulbs, move furniture to allow access to radiators, utility meters, and ensure safe access to loft spaces

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