

Changes to RdSAP for version 9.83 (LIG-14.0)

22 June 2009

This document specifies the changes to be made to EPCs for RdSAP version 9.83.

This will be implemented with schema version 14, which is scheduled for 4 October 2009.

There are no changes to the RdSAP collected data, except to record when an addendum has been added to the EPC (see item 8 below).

The amendments are concerned with making improvements to EPCs in response to issues that have raised by DEAs and householders.

The changes apply to all countries.

1. Distinguish new or existing dwelling clearly on EPC

Extra line at the top of the EPC which is one of:

Type of assessment:	SAP, new dwelling
Type of assessment:	SAP, existing dwelling
Type of assessment:	RdSAP, existing dwelling

Only the last one of these would be generated for an EPC from reduced data.

Scotland only: With the above additional line the page can become too long if there are several recommendations. In those circumstances the line "*A full energy report is appended to this certificate*" can be omitted.

2. Text below table on page 1

(Scotland page 2, Northern Ireland page 2)

Replace existing paragraph by:

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

3. Text preceding table on page 3

(Northern Ireland page 4)

Replace existing paragraph by:

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the

national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. "Assumed" means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

4. Insulation of suspended floors

The descriptors of floor insulation in the table on page 3 for suspended floors are to be the same as for solid floors, thus:

Floor type	Floor insulation, one of:	applies when insulation is:
Suspended	no insulation (assumed) limited insulation (assumed) insulated (assumed) insulated	unknown unknown, 25 mm assumed unknown, 50+ mm assumed retro-fitted

5. Description of glazing

In the table on page 3 the description of glazing is changed to:

% multiple glazed	Description	
0	Single glazed	
1 to 30	Some double glazing Some triple glazing Some secondary glazing Some multiple glazing	see note 1 below
31 to 79	Partial double glazing Partial triple glazing Partial secondary glazing Partial multiple glazing	see note 1 below
80 to 99	Mostly double glazing Mostly triple glazing Mostly secondary glazing Mostly multiple glazing	see note 1 below
100	Fully double glazed Fully triple glazed Full secondary glazing Multiple glazing throughout	see note 2 below

Note 1. Applies when all windows are measured, there is some single glazing and more than one type of multiple glazing

Note 2. Applies when all windows are measured, there is no single glazing and more than one type of multiple glazing.

Multiple means double, triple or secondary, but without distinction between pre and post 2002 double glazing for this purpose.

6. Solar water heating in the property

When a property has solar water heating:

- add " , plus solar" to the water heating description;
- the banding shown for the water heating is increased by one step, e.g. Average would become Good. Applies to both columns.

7. Handling of recommendation texts

The recommendation texts will be specified in an XML document¹ that SAP/RdSAP software is to read each time it runs (like the boiler database). In this way amendments to a recommendation can be made without software changes. (This has already been done for new dwellings.)

The approval process will involve testing the software for recommendations of different lengths to establish that it is stable against such changes. Note that for the details of the recommendations (page 5 ff or page 6 ff in N.I.)

- the recommendation texts must be implemented using soft line breaks;
- page breaks should be introduced between recommendations and not in the middle of a recommendation.

The XMLs are amended so that recommendations are specified by recommendation number, rather than inserting the actual texts.

8. Addenda to EPCs

Software to be able to add one or more addenda at the end of EPCs. The purpose of these addenda is to provide an explanation of items in the table on page 3 of the EPC where the description does not correspond adequately to the actual property. The addenda that will be used initially are in the document "Addenda to EPCs".

Each addendum is defined by:

- (a) A reference number, which will uniquely identify the addendum. Any addenda added subsequently will have a different reference number. Any addenda put onto an EPC will be recorded in the XML with the reference number.
- (b) Circumstances, indicating when it would be appropriate to include the addendum.
- (c) The text that will be written into the EPC when the addendum is requested.

Software asks the DEA whether to use an addendum. If yes, software displays the current list of possible addenda (showing the "circumstances" for each one), any of which are selectable (and more than one can be selected).

The current set of addenda will be maintained (in English and in Welsh) in the same file as the recommendation texts. In that way it can be updated as needed without software changes. Certification schemes will be able to propose new addenda (or amended wording to existing ones) and if agreed the changes will be made as soon as feasible and notified to all schemes. Decisions on what to include in the set of addenda will be made by the SAP/RdSAP Technical Steering Group.

It is envisaged that, for the most part, the use of addenda will be temporary. Their appearance on EPCs will be monitored (by interrogating the register) and any addendum that has a significant frequency can be regarded as a shortcoming in RdSAP and at its next revision the RdSAP data set would be expanded so as to avoid the need for the addendum.

For an EPC having any addendum, below the table on page 3 write "See addendum on the last page relating to items in the above table."

¹ EPC-Recommendations.xml. See also EPC-Recommendations.xsd which defines its contents.

9. Text in the EST banner at the foot of page 1 (N. Ireland page 2)

First paragraph (all countries)

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

Second paragraph (England and Wales):

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Second paragraph (Scotland):

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

Second paragraph (Northern Ireland):

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk**

10. Weblink on page 2 (Northern Ireland only)

Under the heading "About the building's performance ratings" change the last sentence of the 2nd paragraph to "Details can be found at www.epb.dfpni.gov.uk"

11. What can I do today

England & Wales, Scotland: after the list of items add another paragraph:

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

(Not Northern Ireland since this text is on page 2).

12. Text within box at the foot of page 2 (N. Ireland page 3)

England & Wales:

- a. Heading is "Visit the Department for Communities and Local Government website at www.communities.gov.uk/epbd to:"
- b. 3rd item is "Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes"
- c. Add at end: "Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com"

Northern Ireland:

- a. Heading is "Visit the Department Finance and Personnel website at www.epb.dfpni.gov.uk to:"
- b. Add at end: "Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.niepcregister.com".

Scotland:

This box is not used. It will be added elsewhere (either as another paragraph under the heading "What can I do today?" or as a footnote on page 3 – the example has both at the moment):

"Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.xxxxxxxxxx" (URL to be determined)

(These FAQ pages will be created before October.)

13. Related Party Disclosure

Instead of free text entry, related party disclosure is to be selected by the DEA from a drop-down list. The list of possible texts for related party disclosure will be maintained in the same file as the recommendation texts. In that way it can be updated if needed without software changes. Initially the list is:

- No related party
- Relative of homeowner or occupier of the property
- Residing at the property
- Financial interest in the property
- Owner or Director of the organisation dealing with the property transaction
- Employed by the professional dealing with the property transaction
- Relative of the professional dealing with the property transaction

These are assigned code numbers (from 1 to 7) and the code number is written to the XML instead of a text string. The DEA must select one of the options.

14. Portable electric heaters

When portable electric heaters have been specified for secondary heating (occurs when there are no fixed secondary heaters and the main heating is electric storage heaters or electric underfloor heating in concrete slab), on page 3 write "Portable electric heaters" instead of "Room heaters, electric".

15. Heating controls

Re-assign the banding given to heating controls as follows (to raise programmer, roomstat and TRVs to "Good").

NO HEATING SYSTEM	Band	
None	Very poor	
BOILER WITH RADIATORS/UNDERFLOOR	Band	
No time or thermostatic control of room temperature	Very poor	
Programmer, no room thermostat	Very poor	
Room thermostat only	Poor	
Programmer and room thermostat	Average	Deleted: Poor
Programmer and at least two room thermostats	Good	Deleted: Average
Programmer, room thermostat and TRVs	Good	Deleted: Average
Programmer, TRVs and bypass	Average	Deleted: Poor
Programmer, TRVs and boiler energy manager	Good	
Time and temperature zone control	Very good	Deleted: G
HEAT PUMPS WITH RADIATORS/UNDERFLOOR	Band	
No time or thermostatic control of room temperature	Very poor	
Programmer, no room thermostat	Very poor	
Room thermostat only	Poor	
Programmer and room thermostat	Average	Deleted: Poor
Programmer and at least two room thermostats	Good	Deleted: Average
Programmer, TRVs and bypass	Average	
Time and temperature zone control	Very good	Deleted: G
COMMUNITY HEATING SYSTEMS	Band	
Flat rate charging, no thermostatic control of room temperature	Very poor	

Flat rate charging, programmer, no room thermostat	Very poor
Flat rate charging, room thermostat only	Poor
Flat rate charging, programmer and room thermostat	Poor
Flat rate charging, programmer and TRVs	Average
Charging system linked to use of community heating, programmer and TRVs	Good
ELECTRIC STORAGE SYSTEMS	Band
Manual charge control	Poor
Automatic charge control	Average
WARM AIR SYSTEMS (INCL. HEAT PUMPS)	Band
No thermostatic control of room temperature	Very poor
Programmer, no room thermostat	Very poor
Room thermostat only	Poor
Programmer and room thermostat	Average
Programmer and at least two room thermostats	Good
Time and temperature zone control	Very good
ROOM HEATER SYSTEMS	Band
No thermostatic control of room temperature	Poor
Appliance thermostats	Good
Programmer and appliance thermostats	Good
Room thermostats only	Good
Programmer and room thermostats	Good
OTHER SYSTEMS	Band
No thermostatic control of room temperature	Very poor
Programmer, no room thermostat	Very poor
Room thermostat only	Poor
Programmer and room thermostat	Average
Temperature zone control	Good
Time and temperature zone control	Very good

- Deleted: Poor
- Deleted: Average
- Deleted: G