

**Final**



# **Consultation Response**

## **RICS – Residential Retrofit Professional Standard**

Prepared for: RICS

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## Introduction

Elmhurst Energy are pleased that the Royal Institute of Chartered Surveyors (RICS) are seeking a comment on the RICS Draft: Residential Retrofit Professional Standard and as such we are delighted to respond.

Elmhurst believe that good retrofit practice needs to acknowledge that every home is different and the maximising the energy efficiency potential requires an understanding of energy efficiency principle and practices, this combined with the needs of the occupant, the design and condition of the building, is exactly why the participation of RICS is so welcome.

## Summary

Elmhurst feels the document should include more emphasis and acknowledge that to access current government funding it may be necessary to engage with Trustmark who may in turn place additional requirements on participants.

We are pleased that PAS 2030 and PAS 2035 have been referenced throughout but would recommend that where funders require it, and in cases of inconsistency or omission, the PAS 2035 standard requirements predominate.

We understand that the terminology to describe participants can be a minefield, especially as sectors come together. Unfortunately this document has created new terms and others that differ from current practice which will create more confusion e.g. the "Post Retrofit Inspector" who does an "evaluation". To keep it simple we would recommend that "Surveyors survey", "Assessors assess", "Inspectors Inspect" and "Evaluators evaluate. Any terms used in PAS 2030 and PAS 2035 have been adopted by the industry and should be retained.

## Specific comments

### 1. Page 2 – Glossary Terms – Competent person scheme

On Page 2, within the “Glossary” section, under the “Competent person scheme” definition, “gas safe engineer” is referenced as an example of a competent person scheme. This is not an example of a competent person's scheme, the scheme is called “Gas Safety Register”. You can find the Government authorised competent persons scheme by clicking [here](#).

### 2. Various references to EPCs

It's worth noting that EPCs are one of the outputs of the National Calculation Methodologies (NCM), SAP and RdSAP. Both contain rich data source collected from the home. Within the calculations, there are a huge amount of results and recommendations relating to energy, carbon and cost. It is vital to encourage the use of the calculation “data” to make informed choices. SAP and RdSAP can generate a much broader dataset than what's typically simply presented on an EPC. This data proves valuable when exploring retrofitting possibilities. We would suggest this detail needs to be included in the standard.

### 3. Page 14 clause 3.4

**“RICS members should be aware that measurement protocols vary across different methodologies, for example, measurements for RdSAP compared with for insurance reinstatement purposes, use of external compared with internal measurements”**

On Page 14, clause 3.4 to the statement “RICS members should be aware that measurement protocols vary across different methodologies, for example, measurements for RdSAP compared with for insurance reinstatement purposes, use of external compared with internal measurements”. We suggest adding another example of where measurements differ include “the exclusion of unheated spaces such as porches and integral garages”

## Contact Details

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