

General Q & A relating to Domestic Properties

Q: Which parts of my property will be inspected?

A: All rooms and any attic rooms and access to boilers/heating appliances and electricity and gas meters will be required.

Q: How long does an inspection take?

A: Energy assessments generally take from 30 minutes to 1 hour depending on the size of the property.

Q: Why do we need to energy rate properties?

A: Climate change is becoming an increasing concern, both in the UK and worldwide. Levels of carbon dioxide (CO₂) in the atmosphere, one of main causes of climate change, have risen by more than a third since the industrial revolution and are now rising faster than ever before. This has led to rising temperatures and some quite significant environmental changes.

Q: What is SAP / RdSAP?

A: The full SAP (Standard Assessment Procedure) is used for newly constructed buildings where all technical detail of the build is readily available. Most dwellings do not have all this information and so RdSAP (Reduced data SAP) is used. RdSAP has been developed for DEFRA (the Department of Environment, Food and Rural Affairs) to provide a consistent method of delivering a SAP rating from a purely visual inspection of an existing home.

Q: What is the Kyoto Protocol?

A: Kyoto is an agreement made under the United Nations Framework Convention on Climate Change (UNFCCC). With other EU members, the United Kingdom ratified the protocol in May 2002. It has committed to reduce emissions of CO₂ (and five other greenhouse gases) to 92% of 1990 levels by 2008/2012. Failure to achieve the savings will result in a "fine" of additional emissions reductions relative to other countries in the next reduction period.