RISE | Retrofit information, support & expertise

Navigating RdSAP10: The New Energy Assessment Framework

Quick guide

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Introduction

On June 15, 2025, the Department for Energy Security and Net Zero (DESNZ) officially launched RdSAP10, the latest version of the reduced data standard assessment procedure. This methodology is central to producing energy performance certificates (EPCs) for existing buildings in the UK. The update marks a significant shift from RdSAP 2012, introducing more accurate, data-driven assessments and aligning with the UK's broader decarbonisation and energy efficiency goals.

This article explores the key changes introduced in RdSAP10, its implications for the supply chain and housing associations, and best practices for adapting to the new framework.

What is RdSAP?

RdSAP is a simplified version of the standard assessment procedure (SAP), and is used specifically for existing dwellings. While full SAP is applied to new builds using standardised assumptions, RdSAP relies on data collected by energy assessors during on-site surveys. This data is then input into software to generate an EPC, which rates a property's energy efficiency.

Why RdSAP10?

The transition to RdSAP10 reflects the need for more precise and relevant energy assessments. The new version incorporates more actual measurements over assumptions, integrates renewable technologies, and introduces updated classifications for property age and region. These changes aim to provide homeowners, landlords, and policymakers with clearer insights into a building's energy performance.

Key aims and summary of changes

Enhanced Accuracy

RdSAP10 prioritises real measurements, such as window dimensions and hot water tank specifications, over default assumptions. This shift ensures more reliable EPC ratings and energy performance insights.

New property age band and regional classifications

The methodology introduces a new age band, Band M, for properties built from 2023 onwards, and regional classifications that reflect local climate and construction variations. These updates allow for more tailored assessments.

Integration of renewable technologies

RdSAP10 supports more comprehensive evaluations of homes which have renewable energy systems. It includes:

- PV electricity storage batteries and PV diverters (to hot water immersion heater)
- Heat interface units (for use with communal heating systems)
- New heating controllers
- Additional fuels in the product characteristics database (PCDB)

Technical revisions in detail

Measurement and Calculation Updates

- **Window measurements:** All windows must now be measured individually
- **Hot water and lighting:** Improved calculations for hot water consumption and lighting energy use
- **Part L compliance:** RdSAP10 is the only methodology accepted for demonstrating compliance with Part L of the Building Regulations 2021

Energy and emissions

- **Fuel prices and CO_2 emissions:** Updated monthly variations
- **PV systems:** Revised self-use factors, accounting for battery storage and diverters

Heating and ventilation

- **Communal heating:** Revised distribution loss factors
- **Ventilation systems:** Updated treatment of mechanical ventilation heat recovery systems
- **Heating patterns:** Adjusted standard heating assumptions.

Building Characteristics

- **Reference buildings:** Updated characteristics for more accurate benchmarking
- **Infiltration rates:** Can now include results from air pressure tests
- **Summer gains:** Summer gains check has been removed from appendix P
- **Efficiency and Recovery Systems**: Wastewater heat recovery calculations now follow SAP 10.2 appendix G

Impact on the supply chain

The changes in RdSAP10 will ripple across the energy efficiency supply chain, affecting manufacturers, distributors, installers, and compliance professionals.

Key Impacts

- **Product demand:** Increased demand for technologies like heat pumps, PV diverters, and battery storage
- **Training requirements:** Installers and assessors will need updated training and certifications

- **Inventory management:** More detailed product specifications require enhanced inventory tracking
- **Compliance and funding:** Future government funding schemes will align with RdSAP10, affecting eligibility and reporting

Implications for registered providers

Housing associations, particularly those managing older or mixed housing stock, face significant challenges under RdSAP10.

EPC rating changes

The most notable impact is the potential shift in EPC ratings:

- **Downgrades:** Properties lacking modern insulation or efficient systems may receive lower ratings
- **Upgrades:** Homes with renewable technologies may see improved ratings

These changes could:

- Invalidate existing retrofit plans
- Require reprioritisation of investment strategies
- Affect compliance with minimum energy efficiency standards (MEES)
- Influence long-term decarbonisation goals

Best practice for adapting to RdSAP10

To navigate the transition smoothly, stakeholders should adopt the following best practices:

- **Stay informed:** Regularly check updates from the BRE and accreditation bodies to stay up-to-date with guidance and technical specifications
- **Training and certification:** Ensure all assessors and installers complete necessary refresher training to maintain compliance and accuracy
- **Use updated tools:** Adopt the latest software tools that support RdSAP10 to streamline assessments and reporting
- **Communicate with clients:** Maintain open communication with clients about how the changes may affect their properties and funding eligibility
- **Review internal processes:** Now is the ideal time to audit and adapt internal processes to align with the new methodology
- **Set targets and milestones:** Establish clear goals and timelines for full adoption of RdSAP10 across your organisation

RdSAP10 and the Warm Homes programme

The Warm Homes programme, including the Local Grant (WH:LG) and Social Housing Fund (WH:SHF), mandates the use of RdSAP10 for energy performance and heating measure assessments.

Key Requirements

- **Retrofit assessments:** Must use RdSAP10 post-launch; RdSAP 2012 is no longer valid for new assessments
- **Energy performance reports (EPRs):** Can still use RdSAP 2012 if the pre-retrofit assessment occurred before June 15, 2025 using RdSAP 2012
- **PAS 2035 compliance:** New projects must use RdSAP10 to meet PAS 2035 and TrustMark standards

Resources and support

Several resources are available to support the transition:

- **BRE documents:** Access SAP 2010 and RdSAP10 specifications
- **Warm Homes guidance:** Detailed guidance for both WH:LG and WH:SHF
- **RISE masterclasses:** Training sessions on air tightness testing and PAS 2035:2025

Conclusion

RdSAP10 represents a major evolution in how energy performance is assessed in existing UK homes. With its emphasis on accuracy, integration of renewables, and alignment with modern building standards, it sets a new benchmark for energy efficiency assessments.

While the transition may pose challenges—particularly for housing associations and supply chain actors—it also offers opportunities for improved performance, better funding alignment, and more sustainable housing outcomes. By staying informed, investing in training, and updating tools and processes, stakeholders can ensure a smooth and successful adoption of RdSAP10.