

Standard Assessment Procedure



What is SAP (Standard Assessment Procedure)?

The SAP energy rating is an easy to understand method of measuring the overall efficiency of a property. It is the Government's recommended system for producing a home energy rating. SAP ratings are expressed on a scale of 1 to 100, the higher the number the better the rating.

When do you need a SAP assessment?

From 6 April 2006 a SAP assessment has been required for:

- ✓ All new dwellings to show compliance with the building regulations. This will enable us to produce an Energy Performance Certificate (EPC) at completion.
- ✓ Dwellings created by conversion require an Energy Performance Certificate (EPC) which can only be produced when a SAP calculation has been prepared.
- ✓ A SAP calculation may also be required for excessively glazed extensions.

How we can help?

To help you in obtaining approval, Leeds City Council Building Control Services are able to offer a SAP assessment service for a nominal fee. We have the experience and knowledge to advise you should your specification need improving to achieve a pass or improve the ratings.

How much will it cost?

A straight forward single unit can be SAP rated for £100 plus VAT. For multiple units where the house types are repeated, an additional charge will be made of £25 plus VAT per plot.

What does our fee include?

Our quotations include:-

- ✓ Design Stage SAP Calculations
- ✓ Predicted Energy Certificate
- ✓ As Built SAP Calculations
- ✓ Energy Performance Certificate
- ✓ Lodgement Fee



Should your design not comply with Building Regulations Part L then we offer a free service to advise exactly what needs to be changed with your building in order to comply. There are no extra hidden costs involved.



All prices include advice from an experienced fully qualified Accredited Surveyor, in order to ensure a pass is achieved or the rating improved.

Why is an early involvement of an SAP Assessor important?

These Assessments are carried out in two stages:

1. SAP Assessment – The first assessment is a calculation to show the development has an acceptable CO² emission rate and Predicted Energy Assessment PEA is produced. This must be completed before commencement on site. Failure to build to the designed calculation may result in expensive remedial work.



2. SAP Ratings – Once the building has been completed, an as built assessment is produced. This will incorporate minor changes that have been made during the construction stage. This assessment must have an acceptable CO² emission rate before an Energy Performance Certificate (EPC) can be produced. This provides guidance to home buyers on their annual energy costs and usage of heating, hot water, lighting and ventilation.

The calculations must be applied correctly, errors that are made at the design stage may only be apparent later and this could prove costly for the property developer to rectify.

Next Step...

If you want to know more about SAP or need an SAP assessor, please get in touch with our team via email at building.control@leeds.gov.uk or call 0113 247 8106 for more information and assistance.

Other important information.

In order to issue you with a Energy Performance Certificate we may also need confirmation of the Air Permeability Tests which are now required under the 2010 Regulations.

