

Question	Answer
Please could you confirm for me how ventilation should be presented within a project? Under the new RdSAP10 ventilation now drops the SAP score. As ventilation is not a lodge able measure, can it be included in the works package? Not present in the Pre EPR but present in the Post EPR as we have installed it. My current understanding is that only lodge able measures can feature on the Post EPR, so we would have to amend the Pre EPR when the ventilation has been installed to confirm our new starting SAP for the project.	We have recently raised this issue with TrustMark & OFGEM to confirm. Ventilation upgrades recorded in post assessments carried out in RdSAP 10 may negatively impact the SAP score and potentially affect funding. We will update our members once we have received a response.
When evidencing Ventilation in a wet room using an Anemometer is there any specific requirements with the item or can it be a cheap one from amazon to evidence the flow rate?	Part F says the following - A calibrated air flow device with a proprietary hood should be used to measure the air flow rates at each room terminal following the procedure detailed below.
At any point will the ventilation summary be added to the condition report, this would be really helpful and surely all that data can be pulled from condition report go	The Condition Report is part of the Retrofit Assessment, but the Ventilation summary is a wider document some of which cannot be completed until later in the process after IOE has been agreed so it would be difficult to combine the two.
I thought testing a fan is considered invasive? i.e your putting it under load?	The ventilation test with an anemometer is non-intrusive, it is not putting the fan under load, it is testing the fan at normal conditions to ascertain the flow rate through the fan.
Do we still need to complete the ventilation checklist if we are planning to upgrade all ventilation for all properties anyway?	Yes, it's a data collection requirements under PAS 2035

If a home has two brand new IEV fans, or they are checked with a calibrated anemometer and found to meet building regs requirements, can these be deemed to be adequate ventilation, or would you still need to complete an APT to calculate the property permeability and ensure that IEV are acceptable, rather than needing to fit DMEV fans?	Part F states that dmev or continuous are required as the building drops below 5.0@50pa at the design stage and 3.0@50pa at the as built, for new builds the common approach here is that if the building is under 3.0@50pa (that would equate to 0.6@4pa - approx) then you are in dmev territory. Level 1 intermittent is seen above that figure.
If we can confirm the make & model of the existing IEV, can we then just refer to the data sheet for the flow rate, even if the fan is 15 years old so likely to have reduced flow due to dust, etc	This currently meets the requirements however we strongly recommend the system is tested by a competency ventilation tester to ensure it is actually adequate. This will ensure you do not have issues later down the line.
Does the retrofit assessor need a certain qualification for measuring fan flow rates?	It has been agreed that the person testing the fan to obtain the fan flow rate should be competent to do so. To show this you must have completed the NICEIC or BPEC 2 Day Domestic Ventilation training course. Elmhurst strongly recommend that you also join our Domestic Ventilation Competency Scheme as this shows ongoing competence rather than just completing a course. You are also insured to do the test if you lodge it through the Elmhurst portal.
How long does an air pressure or BVT test result remain valid for?	There is no official expiry date for air permeability certificates under current UK regulations; however, their validity depends on the building remaining unchanged since the test. As a scheme, we recommend a maximum validity of 6 months for new builds and 3–6 months for existing buildings, with retesting required if any alterations are made to the building envelope. This ensures the certificate accurately reflects the building's airtightness and supports reliable SAP and EPC assessments.

Are we able to do whole house BVT testing using Blower Door, and if so can the 4pa targets be extrapolated to 50pa?	Yes you can do a whole house blower door BVT test and you can convert between PA. Here is a link to an online conversion tool between 4Pa & 50Pa some may find useful https://www.buildtestsolutions.com/tools/air-leakage-pressure-converter The conversion table is also in the BVT Standards document (Annex 1)
Is there any industry push to stop trickle vents having closing mechanisms and therefore to be closed by occupants who often don't understand the intricacies of ventilation.	This is a really good point, it is often difficult to predict or control occupant behaviour. This is almost entirely down to the advice being provided by each person in the retrofit process to ensure the occupant is aware of the impacts. We are not aware of any push to have the permanently open. Educating the occupant is the key (but not always easy!)
If I can prove air flow on an IEV in a wet room. Can we install Trickle Vents to reach the desired flow rate to avoid the installation of a DMEV?	Part F shows the flow rates in table 1.1, it also shows in section 1.47>1.58 what is required when you have IEV's and background ventilators (this is for less airtight buildings section 1.45 is the definition here)
If supplying air testing certs on RDSAP10, for PAS 2035 2023. Would test certs need to be provided for both pre and post EPR/EPC?	Yes, we strongly recommend if you are intending to test and enter an air test figure into RdSAP 10 it should be both pre & post. This is likely to be introduced as an ECO/GBIS convention shortly.
When will the post bedroom test come in ? Or is that now	Elmhurst and The IAA aim to have this effective in 1 month and we will then work with RC Certification bodies on a case by case basis for any outside of that date which was done before the publication of the new standard – the expectation being they work to the new standard with immediate effect
Does the anemometer need to be UKAS calibrated for this test?	Technically, we only have guidance around ensuring the tester is competent however we strongly recommend all equipment be calibrated for accuracy in all areas of retrofit

What would be the steps to take if the fan is in an awkward position and the anemometer is not able to be used. Do we refer back to the data sheets or entered as 0 l/s?	For signing off the fan under part f, you should have a measured rate, the best read would be on the internal, the hood attachment should get you a better measure rate.
Will someone completing ventilation testing need to be accredited as well as certificated?	It has been agreed that the person testing the fan to obtain the fan flow rate should be competent to do so. To show this you must have completed the NICEIC or BPEC 2 Day Domestic Ventilation training course. Elmhurst strongly recommend that you also join our Domestic Ventilation Competency Scheme as this shows ongoing competence rather than just completing a course. You are also insured to do the test if you lodge it through the Elmhurst portal.
am I right in my understanding that air permeability testing is required where air permeability is a measure or ASHP are a measure (to ensure efficiency) and BVT is always required? could this be revisited after the presentation. Thanks	We strongly support testing whenever the building fabric is being improved or has been improved since construction
What was the full name of the ventilation course & who is the awarding body?	2 day Domestic Ventilation course - Approved by NICEIC or BPEC
In terms of providing air test certs for ECO submissions, has the been communicated to the various funders, and have they agreed to accept them for pre and post EPR's?	We cannot answer on behalf of funders, but TrustMark/OFGEM are aware of the potential new convention.

Finding a lot of companies not doing any BVT. Just install fans and trickle vents. In my opinion end up over ventilating, losing some of the benefits of insulation. When talking to these companies they state funders don't ask for BVT. Is this something funders will start asking for ?	There are a number of benefits to doing BVT, one of which you mention in that the building is over ventilated. The other benefit is that trickle vents and door undercuts cost money to install, you often need a skilled labourer for the job even though it is a relatively low skilled task. The company should see the benefit to doing BVT and potentially saving costs on labour and materials in the project. This is ultimately wasting the funding and taxpayers' money when the building didn't actually need the additional ventilation. This being said, doing a BVT may also show that additional ventilation is needed to doesn't always save on costs.
Will testing flow rate is a mandatory requirement for retrofit assessment?	It is not currently defined as a role for the Retrofit Assessment however it is needed prior to doing the Retrofit Design so is a good opportunity for Retrofit Assessors to train and qualify to do it to allow them to provide more services within one assessment. It may become a requirement within the retrofit assessment in the future.