

RdSAP10 Guidance Notes *Basements - Convention 2.05*

With the implementation of RdSAP10, and the release of Conventions (v12) for RdSAP 10 in May 2025, basements have received additional attention.

The underlying criteria for determining whether basements are to be included in the survey remains the same, but there is now a clearer definition what should be considered a basement. Significantly, there is now the option to select basement floor and basement wall as construction types in their own right.

When should 'Basement floor' and 'Basement wall' be selected?

Selecting the basement floor as the construction type is straightforward, and as expected, refers to the floor of any basement (which is to be included in the EPC). Namely, a floor below ground level, which can be accessed via a fixed staircase and is either:

- Heated via fixed heat emitters, or
- Open to the rest of the property (no separating door)

However, confusion may exist as to when to select the basement wall construction type. The basement wall construction type is only entered when an external basement wall is adjacent to Earth.

This means all other basement walls are entered as they were previously, including those walls that are to external air. Note, the criteria for determining if a basement wall is a heat loss wall or non-heat loss (party wall) remains the same, as does the evidencing requirements.

RdSAP10 Input

In terms of data entry, when presented with a wall that is adjacent to Earth, this will usually need to be entered as an alternative wall type. For example, the main basement is solid wall construction with one wall adjacent to the earth. The wall adjacent to Earth would need to be entered as an alternative wall with Basement Wall selected as the construction type.

Another option would be to add the basement as an extension to the main dwelling. This would best suit basements where all the walls are adjacent to earth, thereby potentially saving input time by not having to work out alternative wall areas.

In the scenario where all the basement walls are adjacent to earth, the basement is added as an extension, and Basement Wall is selected as the wall construction type. Note, when using this option, be sure to enter 'same dwelling above' as the roof type.

RdSAP10 Output

There is good news - these changes will have a positive impact on the EPC and ratings.

RdSAP now accounts for the improved U-values for Basement Walls due to their adjacency to earth. When Basement Walls are present, this will be now also be shown on the EPC.

There is an additional wall type description of 'Basement wall' that will appear on the energy performance features in the property list.

Whilst this may seem like another unwelcome change for DEAs, it does help make EPCs that much more accurate and reflective of a dwelling. That in itself is a positive change, which in turn helps to bring confidence in the final product (the EPC); thereby adding value and ultimately sustaining the industry in the long run, which can't be a bad thing.

Disclaimer

Ultimately the arbiters of what you must do are your accreditation scheme, and their decision is the final one. The above does not override any guidance or instruction you are given by your scheme. However, we have been actively involved in the conventions process and believe the above should be consistent with the advice you get from any of their support personnel.

(Should you receive guidance from a scheme which contradicts the guidance above, please let us know. In that instance we can explore the reasons and either update this guidance or challenge the scheme to justify or correct theirs).

This guidance is believed to be correct at the date of writing (Aug 2025) but may not remain correct should conventions or cross scheme guidance be altered. Conventions issue 12 is current at time of issue.

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