



Making a positive difference
for energy consumers

Energy Companies Obligation (ECO): Chartered surveyor report for hard-to-treat cavity (HTTC) insulation

This report template is for use by a chartered surveyor who reports that a cavity wall:

1. is not suitable to insulate with standard insulation materials or techniques (**complete sections A and B1**);
2. is not suitable to insulate without substantial remedial works (**complete sections A and B2**); or
3. has an uneven cavity formed in walls constructed of natural stone (**complete sections A and B3**)

This report template is not suitable for the recommendation of a measure under the Carbon Emissions Reduction Obligation (CERO) and the Carbon Saving Communities Obligation (CSCO). However, it can be used in conjunction with the separate chartered surveyor report described at paragraph 4.27 of Ofgem's ECO: Guidance for Suppliers.

The information provided in sections B1, B2 or B3 must be correct for the cavity walls listed in column 2 of the table below. If a property has cavity walls with different categories of HTTC then these can be listed in the table below. If a chartered surveyor wishes to report on multiple properties with cavity walls of differing characteristics, then the surveyor should prepare a separate report for each group of properties that share the same characteristics.

A. Required Information

1. Name of signatory (chartered surveyor): _____
2. Chartered surveyor qualification route: _____
3. Are you on the RICS register of ECO assessors?
☐ YES ☐ NO
4. Registration number: _____
5. Name and address of company:
6. Email address: _____
7. Construction type of the properties covered by this report? _____
8. List the address/es that are covered by this report. Attach an extra sheet if necessary.

Address	Category of HTTC
<i>E.g. 1 Acacia Avenue, London, SW1 1AA</i>	Substantial remedial works

B1. Cavity walls which are not suitable to insulate with standard insulation materials or techniques

9. Are the cavity walls suitable to insulate with standard insulation materials or techniques?

☐ YES ☐ NO

10. If no, state the reasons and provide further details:

11. Based on your assessment, should the wall(s) listed in section A be insulated?

☐ YES ☐ NO

12. Based on your assessment, what is your recommendation for how to insulate the wall(s) listed in section A? (Please provide details, including name, of the specific non-standard material and/or technique required to treat the wall(s).)

13. Why in your opinion is the material/technique you have recommended non-standard? Please list the criteria you used to determine that the material/technique is non-standard.

B2. Cavity walls which are not suitable to insulate without substantial remedial works

14. Are substantial remedial works **NECESSARY** before the cavity walls can be insulated?

☐ YES ☐ NO

15. If yes, provide details of the type of remedial works required.

16. In case of failure of existing insulation, provide the reasons for failure.

17. Does the failed existing insulation pose any health or structural safety risks?

☐ YES ☐ NO

18. If yes, please provide details of risks.

19. Will the remedial works described above require an additional four 'work hours' or more?

☐ YES ☐ NO

20. Based on your assessment, should the wall(s) listed in section A be insulated?

☐ YES ☐ NO

21. Based on your assessment, what is your recommendation for how to insulate this/these wall(s)?
(If a specific system should be used, please provide details here.)

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22. In case of failure of existing insulation, how can the risk of failure of new insulation be avoided?

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B3. Uneven cavities formed in walls constructed of natural stone

23. Is the cavity uneven due to the use of natural stone in the construction of the wall or outer leaf?

☐ YES ☐ NO

24. Based on your assessment, should the wall(s) listed in section A be insulated?

☐ YES ☐ NO

25. What is your recommendation for how to insulate the wall(s)? (If a specific system should be used, please provide details here.)

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DECLARATION BY CHARTERED SURVEYOR:

By signing below I confirm that:

- 20 percent of reports produced will be based on site visits undertaken by me.
- Where I have not visited the properties that body of evidence supplied has fully satisfied me in order to complete this report (e.g. technical survey/photographs, insulation details etc)
- My Professional Indemnity Insurance covers me for all work undertaken as detailed in this report.
- My pay is not dependant on the content of this report.
- I understand that this report may be produced to Ofgem for the purpose of demonstrating that a cavity wall has the characteristics stated in this report.
- I have retained all evidence pertinent to my assessment and this evidence will be made available to Ofgem and the relevant energy company upon request.
- The statements I have made in this report are true and accurate to the best of my knowledge.

Signature of surveyor	Date

Notes for chartered surveyors

This declaration is required for purposes relating to the Energy Companies Obligation (ECO). Ofgem is responsible for administering ECO. General information about ECO is available at:
<https://www.ofgem.gov.uk/environmental-programmes/energy-companies-obligation-eco>

Timing of the assessment

This form must be completed before notification of a narrow HTTC measure. The assessment should take place before installation of the measure is complete so that additional drilling is not required.

Non-standard materials or techniques

Walls unsuitable for standard insulation materials or techniques include those with severe or very severe exposure to wind driven rain, risk of water penetration, timber frame and other unsuitable construction types or cavities which are already *partially filled*.

A *partially filled* cavity is a traditionally constructed cavity with insulation fixed to the inner leaf in the vertical plane. For the avoidance of doubt a cavity is not considered to be partially filled merely because it contains slumped insulation or insulation to less than the full height of the wall.

The surveyor should have regard to whether the installation would have met the requirements to be awarded a Cavity Insulation Guarantee Agency (CIGA) guarantee if installed in a cavity wall on 31 December 2012. If those requirements would have been met we will consider that the wall *was* suitable for standard insulation materials or techniques.

Remedial works

Only those remedial works which are essential to make the cavity suitable for insulation can be considered under section B2.

As a guideline, remedial works should be considered 'substantial' where they involve an additional four 'work hours' or more.

Examples of remedial works include: weather proofing of the building to prevent water penetration, clearing the cavity of debris and blockages, or removal of failed cavity or solid wall insulation.