

DEA SMART rules V1.8
Implementation date is from 1st July 2025
New rules and changes are highlighted in blue

Priority No.	Rule No	Rule
1	31	Multiple lodgements on the same property by assessors from the same scheme within 12 calendar months where the SAP rating has dropped by two bands or more
2	1	No main heating system present, but mains gas supply available.
3	3	Heating controls of boiler energy manager
4	32	Overridden U-values for any building part (windows and doors not included).
5	30	Multiple lodgements by assessors on the same scheme on same property within 12 calendar months where SAP rating was A-D but is now E or lower.
6	29	Multiple lodgements by same assessor on same property within 12 calendar months where SAP rating was F or G but is now E or above.
7	28	Multiple lodgements on same property within 1 calendar month where SAP rating was E or lower and is now C or above by assessors from the same scheme
8	33	Multiple lodgements by assessors on the same scheme on same property within 12 calendar months where SAP rating was C but is now D.
9	8	Mechanical ventilation present in property built prior to 2003 (including supply/extract)
10	15	Wall of any building part that has insulation type unknown
11	16	Floor of any building part that has insulation type unknown
12	25	Non-pitched roof of any building part has insulation type/thickness 'unknown'
13	26	Room in the roof of any building part that has insulation type unknown
14	22	Any floor of any building part room height is <1.5m or >4m
15	6	No heating controls present, but main heating system is a gas (incl. LPG) or oil boiler
16	34	Main building age band is M
17	21	Gas/Oil/LPG boiler main heating system and hot water from electric immersion
18	11	Age band A cavity walls

19	12	No access to main building loft
20	13	No access to HW cylinder
NA	5	Dormant - Any building part on any element has insulation type recorded as unknown
NA	9	Gas boiler main heating system and hot water from electric immersion
NA	10	Dormant - Duplicate lodgement of an EPC for the same property within 1 month by the same assessor
NA	7	Dormant- Ground floor of main building room height is <1.5m or >4m
NA	18	Dormant- Duplicate lodgement of an EPC for the same property within 7 calendar days by the same assessor
NA	19	Dormant- Main building age band K or L
NA	20	Dormant- Floor and wall insulation unknown
NA	17	Dormant - Non-pitched roof or roof room of any building part has insulation type/thickness 'unknown'
NA	4	Dormant - Overridden U-values for the main building walls
NA	23	Dormant - Any occurrence of 2 or more EPC lodgements for the same UPRN within a 3 calendar month period made by assessors from the same scheme.
NA	14	Dormant - Multiple lodgements by same assessor on same property within 1 calendar month where SAP rating was F or G but is now E or above
NA	24	Dormant - Overridden U-values for all building parts
NA	27	Dormant - Any occurrence of 2 or more EPC lodgements for the same address within a 3 calendar month period made by assessors from the same scheme.
NA	2	Dormant - Main Building age band is L