
ecmk BULLETIN

Issue:
April 2025

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Read about the latest rebrand of CoreLogic to Cotality. Find out more about the changes.

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Get an update on the recent MEES consultation. What this could mean for the sector and response deadlines.

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What's the latest update on transition arrangements for PAS 2035:2019-2035:2023? Get more details.

Welcome

We're pleased to introduce our new scheme director, Adam Casey, who recently joined from the energy division of Cotality, formerly CoreLogic, where he worked for 12 years. With a passion for innovation, and a deep commitment to high standards for customers, Adam brings a wealth of experience to the role.

Here's what Adam had to say:

"I'm thrilled to be part of ecmk and to lead us through the significant changes shaping our industry. As you'll see in this edition of the bulletin, there are several important consultations underway, and more industry-wide changes on the horizon.

While keeping a close eye on these developments, I'm equally focused on improving your experience with ecmk and strengthening our connection with you, our members. Together, we'll ensure our solutions continue to support the vital work you do as we move toward a low-carbon future.

Also... I'm giving away an 8th generation iPad to one of our existing members. To be in with a chance to win, all you will need to do is simply lodge over 50 assessments with us during the month of April.

Let's stay connected—I'm always here if you'd like to get in touch!"



Your chance to win an iPad!

To be in with a chance to win - all you need to do is simply lodge over 50 assessments with us during the month of April 2025. We'll enter all qualifying participants in a draw. The winner will be chosen at random!



Keep up to date on the latest industry announcements, training and CPD opportunities – [follow us on LinkedIn](#)

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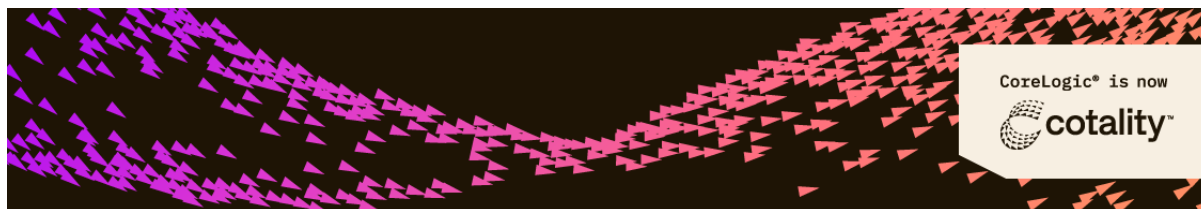
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Industry Updates

Cotality is the new name for CoreLogic



Why is CoreLogic becoming Cotality?

ecmk is part of the wider CoreLogic group and CoreLogic is being rebranded as Cotality.

The CoreLogic rebrand started where everything at our company starts—with listening to our clients. Over the last several years, we’ve transformed into a faster, smarter, and more people-centric company.

Thanks to the dedication of our teams, the strength and scale of our networks, and the power of our technology, we’re much better positioned to help you solve your biggest challenges. This is our moment to showcase the entirety of who we are and what we can deliver—ultimately meeting the growing demand for deeper property intelligence head-on.



What is changing?

We have a new brand identity, including our name, logo, colours, and messaging, to better express our mission and vision. We are also introducing a new tagline: Intelligence beyond bounds™. Over time, you’ll see updates across our website, products, and communications to align with the new brand. Rest assured that our core products, services, and management structure remain the same.

To find out more about the changes visit [cotality.com/uk FAQs](https://cotality.com/uk/FAQs)



Industry Updates

EPC Reform consultation

- Opened 4 Dec 2024
- **Now Closed 26 Feb 2025**

ecmk have submitted their answers for the EPC reform please see our response below.

[Download EPC Reform Briefing](#)

Reform Overview

Government is committed to reforming the Energy Performance of Buildings regime to provide a system which:

- Provides homeowners and tenants with accurate information about the energy performance of their homes to allow them to make informed investment and purchase decisions.
- Provides accurate information to determine eligibility for schemes and measure progress against government targets.
- Provides an information tool to support a range of actions including reducing carbon emissions, tackling fuel poverty, improving decency and the Warm Homes Plan.
- Reflects the needs of wider users of EPCs beyond homeowners and tenants, such as suppliers of energy efficiency products and services, as well as lenders.

To achieve this, the consultation includes proposed reforms to enhance the regime in 5 critical areas:

- Updating what EPCs measure through additional metrics
- Updating when energy certificates are required by refining the rules for obtaining EPCs and DEC's
- Managing energy certificate quality
- Improving the accessibility of building performance data
- Strengthening the quality of air conditioning inspection reports

[Reforms to the Energy Performance of Buildings regime - GOV.UK](#)

Industry Updates

MEES Consultation

MEES Consultation response opportunity closes 2nd May 2025.

Please see below the government statement regarding the MEES consultation.

Improving the energy performance of privately rented homes – GOV.UK

The consultation seeks views on government's proposal to amend the [Energy Efficiency \(Private Rented Property\) \(England and Wales\) Regulations 2015](#) (from now on referred to as 'the PRS Regulations') . It also seeks views on changes to the [Energy Act 2011](#), the primary legislation which gives government the powers to amend the PRS Regulations. Minimum energy efficiency standards (MEES) in the private rented sector (PRS) have been required since 2018. These standards require properties to be at an Energy Performance Certificate E or above to be let, unless a valid exemption applies.

We are considering options to raise energy efficiency standards in the domestic PRS to make homes easier to heat, tackling fuel poverty and lowering carbon emissions. People living in the domestic PRS have the highest levels of fuel poverty compared to those living in other housing sectors.

The recently published consultation on the future of Energy Performance Certificates provides an opportunity to ensure that new standards in the PRS incentivise the right measures for each home. In this 2025 PRS consultation, we are seeking stakeholder views on the approach to new PRS standards.

This consultation also includes a summary of responses to the [2020 consultation](#) which we have considered whilst drafting this follow-on consultation and will form part of consideration on policy choices.

Respond by:

2 May 2025

Enquiries to:

Head of the Private Rented Sector Strategy
Department for Energy Security and Net Zero
3-8 Whitehall Place
London
SW1A 2EG

Meet one of the team

Thomas Futcher

Role: Business Development Manager

Reporting to: Adam Casey

Industry Experience:

I Qualified as a DEA in 2018 and spent 5 years working in property marketing for high end estate agencies, across the UK and I eventually ended in London working on some of the UK's most expensive property listings.



Time with CoreLogic/Cotality:

3 Months and Loving it!

What do you love about your role:

My job is about knocking on the right doors for us, we've got a really great team at ecmk and it's great to be the one making the industry aware of that. It comes with the opportunity to meet lots of assessors, and you get a great picture of what the industry is thinking and feeling, I get the impression that with the upcoming changes it's going to be very busy, and people are often surprised by the level of support we're offering to our new & existing members. We're putting our members at the front of the choices we make, and I hope that's becoming more apparent.

I'm making my way round speaking to our existing members, but I always look for feedback, my inbox is open.

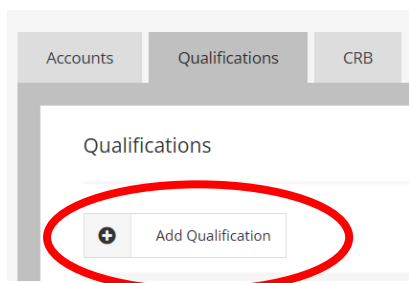
What do you find most challenging about your role:

It's such a varied role; the business is on such a strong trajectory but we're always mindful of fuelling that growth in a sustainable way. The list of things we want to bring to our members is long and getting longer so the most challenging part would be what we make a priority.

Member Management Advice

How to add an additional qualification to an existing account

We are often asked how to add an additional qualification to existing account:



Add the qualification certificate straight to Assessor hub, against the member management page, and qualifications tab.

Once added we will then be able to verify for you and add this to your account. Depending on the qualification type there may be additional fees and contracts required, which we will contact you about once the certificate has been uploaded.

ecmk code of conduct

ecmk would like to make members aware, that due to an unforeseen technical issue it was noted that some members had renewed their accreditation on previous versions of the ecmk code of conduct (5.3 and 5.4). The code of conduct was reviewed and updated to version 5.5 in November 2024 but there were no changes to the text within the code of conduct, the code of conduct versions only changed due to being reviewed. The current version of the code of conduct can be downloaded from scheme documents in assessor hub. If any members do have any queries regarding this, please email us.

RdSAP proposed 'go live' date is 15th June

Getting ready for RdSAP 10

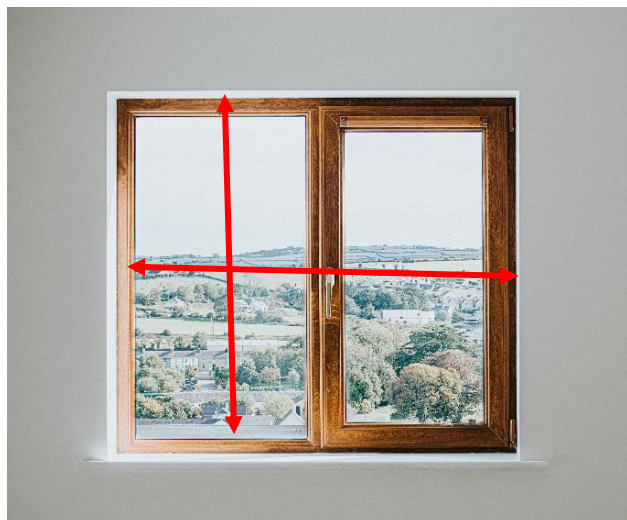
RdSAP 10 is the first major change to RdSAP since the introduction of RdSAP 9.94 was released back in September 2019. The changes back then were relatively small, so for a good number of assessors practicing this is the first major change to RdSAP that you might have experienced. The specification for RdSAP 10 was released by BRE in September 2023 and we now expect RdSAP 10 to go live on Sunday 15th June 2025. RdSAP 10 will have many changes in the way we conduct assessments, a full summary will be published on the eve of its release, however, to make this a smoother transition we have put together a guide of things you should start to be mindful of when assessing properties in preparation for its release.

This article highlights some of the major changes to the way an average property will be recorded in RdSAP 10, there is no doubt this will impact the way we assess in quite a major way, the length of time it takes and perhaps what you charge your customers. A more comprehensive guide of all the changes will be published on release. If you would like to know more about the changes before then, then check out our RdSAP 10 overview CPD. This 2-hour session cover all the changes coming to RdSAP 10. From May 1st, 2025, all live CPD delivered by ecmk will cover how RdSAP 10 affects specific parts of the assessment in detail. Details can be found on the training pages of the ecmk website. The full RdSAP 10 document can also be found in the Scheme Documents section of Assessor Hub. **RdSAP 10 Document – click here.**

<https://assessorhub.net/SchemeDocuments/SchemeDocuments/Detail/7abc9746-fc54-4b89-ae79-8f35da277ec2>

Windows

The change that is likely to have the biggest impact on the way we record properties is the way that the recording of windows will change in RdSAP 10. No longer will the number of windows be recorded as typical or normal, instead the length and height, glazing type, draught proofing, location, and orientation of every window in the property will have to be recorded, similar to how much more than typical glazing is recorded at the moment. This process can add time to the length of an assessment, which is something to be aware of when planning your appointments after RdSAP 10 launches.



Measuring the windows can also present other challenges, such as getting to the window in the first place. In preparation for RdSAP 10, please start collecting this information so it becomes second nature when the new software is released.

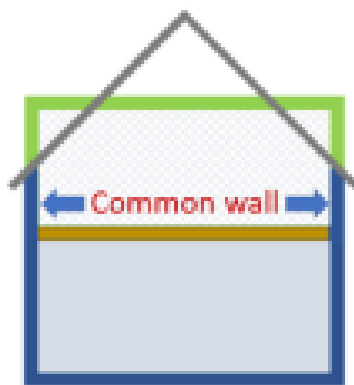
Room in Roof

The data that needs to be collected when recording room in roof has also been expanded. The extent of this extra data is in part shaped by the kind of room in roof the property has. Room in Roofs have now been divided into two categories, a Type 1 room in roof and a Type 2 room in roof.



**Type 1: Room in Roof fully within roof
(true Room in Roof)**

A type 1 room in roof includes Room in Roof is fully within roof, such as a loft conversion completed after the original property was built; a Room in Roof built into a roof space where Room in Roof stud walls are built inside the common walls, leaving the common walls outside the boundary of the heated space. Type 1 Room in Roof does not have a common wall. Room in Roof fully within roof (true Room in Roof) are always treated as “room in roof” regardless of the height of the stud walls.



**Type 2: Room in Roof where accessible
common wall is part of Room in Roof**

Type 2 Room in Roof have a common wall, will always be part of the original property, for example-cottage style properties. For the type of Room in Roof (where the accessible common wall is part of RinR) to be classed as such and not a separate storey, the height of the common wall (measured from the floor to the point where the roof plane intersects with the wall head) must be less than 1.8 m for at least 50% of the common wall (excluding gable ends or party walls). This is approach is slightly different from what has gone before, when both types were considered simply to be room in roof. In the run up to RdSAP 10 when recording Room in Roof take time to understand the different types of Room in Roofs within dwellings.

Ventilation

How a property is ventilated has become a growing area of interest by people seeking to improve the quality of life of those residing within. This means there is an ever-growing list of products which are now being installed into properties which RdSAP 10 now recognises. However, it is important to stress that in RdSAP 10, just as in RdSAP 9.94 **intermittent extractor fans (IEVs)**, which are activated as and when the homeowner uses them, are **still ignored**.

Mechanical ventilation types can still be recorded into RdSAP 10 (including into a PCDF). Positive Input Ventilation (PIV) can now be also recorded. These are systems which gently push air into the property, and they are usually fitted in a loft space and vented into the landing.



PIV is not something that assessors have necessarily to give too much attention to when doing an energy assessment in the past. Therefore, it is worthwhile getting into a habit identifying these devices when completing assessments in the run up to the RdSAP 10 release date.

Assessors will also be required to record the different types of open flues on various appliances, to include boilers and room heaters in RdSAP 10, along with blocked off vented chimneys. Again, it is worthwhile making a note and photographing these in the run up to the release of RdSAP 10.

Batteries



In RdSAP 10, assessors will be able to record solar batteries if they are connected to PV. Solar storage batteries have been gaining popularity in the last few years. It is highly advisable to familiarise yourself if you encounter them. They are typically under stairs or in a garage, they may also have been fitted in the loft.

Assessors will be required to record the storage capacity of a battery, usually this is 5kW so, please look for the labels on them.

Lighting

There are some key changes to how assessors are required to assess lighting in RdSAP 10. Assessors will be required to count light bulbs instead of light fittings. For instance, if a light fitting has 3 bulbs in it, you record 3 light bulbs. This will inevitably lead to the lighting count being much higher than previously recorded. Secondly, within low energy lighting there is now a distinction between LED (Light Emitting Diode) and CFL (Compact Fluorescent Lamps), the latter on average uses more energy than the former. LEDs are identifiable by the yellow/orange diodes visible withing the bulb (although in some blubs, they are hidden behind a diffuser), CFLs are more unusually shaped bulbs consisting of one or more tubes.



CFL



LED

Meters

In RdSAP 10, assessors will be required to record whether a property has a smart meter or not. Smart meters automatically send readings to energy suppliers, and they will have a digital display with buttons to be able scroll through various options. They can also be accompanied by an In-Home Display (IHD) unit. Once you have identified a smart meter, you will also need to assess if meter is export capable. If it is, this option will be displayed on the screen as you scroll through. An export capable meter can send electricity back to the grid from electricity generated from either PV, Wind turbines, Hydro, or energy stored in batteries. A property doesn't need to have PV or batteries etc. to have an export capable smart meter. This will need to be evidenced for RdSAP 10, but in the meantime when assessing meters, it is advisable to become more familiar with different types of meters and how to establish if they are export capable or not.



Fairwell to the Teleswitch

The RTS switch off is on the way

From 30th June 2025, observing and recording Radio Teleswitches (RTS), or Teleswitches, will be a thing of the past. On that date, the technology which supports these switches will be switched off, meaning after this date all Teleswitches will stop working.

A Teleswitch is a box, that is wired into or part of an electricity meter which enables them to work on dual rates. The switch flips the meter from one rate to the other at different times of the day. This technology is soon to become obsolete, and energy suppliers are in the process of contacting all homeowners who still have meters with Teleswitches, to arrange for the meters to be upgraded to Smart Meters which have similar functionalities.



For households which do not have their meter upgraded will find their meter will start to behave more like a single rate meter, with dual rate appliances either on continuously or off continuously, which will naturally affect the way the property is heated.

As Energy assessors, if your customers have questions about the RTS switch off advise them to contact their energy supplier for how it might affect them if they have a teleswitch. The Ofgem website (link below) also has useful information.

Replacing your radio teleswitch electricity meter - Ofgem

With Teleswitches becoming redundant from 30th June 2025, their presence in a property should be discarded. If you have a meter with a Teleswitch wired in after the switch off date, record the meter as single. If the property has dual rate appliances, such as a storage heater or Dual immersion heater, these should be recorded as Panel Heaters and Single Immersion heaters accordingly and Addendum 6 should be selected.

Retrofit

Update on transition arrangements:

PAS 2035:2019-2035:2023

PAS 2035:2019 – PAS 2035:2023 Information Guidance - TrustMark

PAS 2035:2023 was published on September 28th 2023. An 18-month transition period was agreed between DESNZ, UKAS, BSI and TrustMark to allow time for the industry to adopt the changes in PAS 2035/2030:2023. This transition period ends on 30th March 2025, after which BSI will withdraw PAS 2035/2030:2019.

Current arrangements require projects delivering under PAS 2035:2019 to have completed the retrofit assessment and all measures to be handed over before March 30th 2025 in order to be lodged and completed in the TrustMark Data Warehouse.

Following feedback from the industry indicating current arrangements will disrupt the delivery of large-scale projects with long delivery windows under Social Housing Decarbonisation Fund: Wave 2.1 and 2.2 (SHDF 2.1/2.2), and the Home Upgrade Grant (HUG2), the Department has agreed the following changes to the transition arrangements with TrustMark, BSI, and UKAS.

These transition arrangements are **only applicable** for PAS 2035:2019 projects under SHDF 2.1, SHDF 2.2 and HUG2. They are **not applicable** for ECO4 or GBIS projects.

- Projects delivering to PAS 2035:2019 may be completed and lodged with TrustMark after March 30th, 2025, as long as the property assessment date is by March 30th, 2025, and the property assessment is lodged in the TrustMark Data Warehouse by March 30th 2025 (with installs completed by agreed project completion dates, in line with scheme guidelines)
- For projects where a property assessment has not been undertaken and lodged in the TrustMark Data Warehouse by March 30th 2025, those properties must be delivered in line with PAS 2035:2023.

For ECO4 and GBIS projects that are completed to PAS 2035:2019, the retrofit assessment and measure handover must still be completed by March 30th 2025. Projects should be lodged with TrustMark within 20 working days hereafter.

Measures completed after 30th March under ECO4 and GBIS, as well as under the [Warm Homes: Local Grant](#) and the [Warm Homes: Social Housing Fund](#) must be delivered to PAS 2035:2023.

Retrofit

PAS 2023 Site visits

New PAS 2023 Site Visit Requirements for Retrofit Coordinators and Qualified Professionals

Retrofit Coordinator Update Site Visit Requirements - TrustMark

The new requirements ensure that Retrofit Coordinators (RC) and qualified professionals maintain oversight of energy efficiency installations, especially in high-risk scenarios, while allowing flexibility in evidence collection.

The above document details the responsibilities and requirements for an RC and other qualified professionals during site visits for works undertaken in accordance with PAS 2035:2023. High-risk measure includes External Wall Insulation (EWI), Internal Wall Insulation (IWI), Room-in-Roof Insulation (RIRI), Underfloor Insulation (UFI), Park Home Insulation (PHI), and Flat Roof Insulation (FRI).

Qualifications for Site Visits

- Site visits must be completed by a qualified, TrustMark registered, and active Retrofit Coordinator (RC) or a suitably qualified designer.
- Qualified designers should be registered with TrustMark or possess relevant professional qualifications such as:
 - RICS surveyor
 - MCIQB (Member of Chartered Institute of Building)
 - Architect registered with ARB (Architects Registration Board)
- These professionals must meet the PAS 2035:2023 Annex A3 designer requirements for competence.
- Digital evidence and records as required under section 9 of PAS 2035:2023 (photographs or videos) documenting the progress and quality of the installation must be recorded as part of the site visit. The required set of evidence shall include as a minimum:
 - Images specific to the measure installed in accordance with the relevant PAS 2030 annex or MCS standard to include relevant building details, services, structural integrity, fixings and material/equipment as specified in the design either under construction or in situ
 - Ventilation in situ at the time of the visit
 - Design interface detail for multiple measures
 - Update - Site Visit Requirements for Retrofit Coordinators and Qualified Professionals V1.03
 - Any significant building detail, areas of concern and non-conformance with the specified design

Retrofit

External wall insulation and planning permission

Trustmark have advised every EWI project should consider planning permission. Retrofit coordinators now need to clarify how they have managed this process, whether independently or in collaboration with the homeowner and what evidence can be provided to show that planning permission was requested or submitted to local authorities. Coordinators also need to include an outline of the process followed for obtaining planning permission.

Fire doors and door undercuts

Fire doors are to be maintained in good working condition to ensure that they can act as effective barriers against fire and smoke. Any modifications such as the addition of undercuts, would compromise their fire-resistance integrity and ability to prevent the spread of smoke. As such, any modification to fire doors may endanger the lives of the occupants and therefore should not be attempted under any circumstances.

Where a fire door is in a habitable dwelling, this should be recorded in the ventilation strategy, and wherever possible, the designer should attempt to design separate compliant ventilation systems on either side of the fire door.



Non Domestic

Legacy Constructions

The ND Audit Team have noticed that Legacy constructions are still being entered with some submissions, please ensure that legacy constructions are not used for 6.1e lodgements in England/Scotland/Wales.

The current SBEM 6.1 database retains some legacy construction descriptions to enable data files produced in earlier versions of SBEM (this also applies to third party software) to be updated to the current version. Thus, when updating older files to the current version the Assessor **must** review the selections and amend to the updated newer current selections now available.

The legacy internal wall description **which must no longer** be selected is listed below for convenience: -

Lightweight party/partition wall (do not use this option)

Internal walls

Generally used in walls that connect the zone to: Conditioned adjoining space

What would you like to do?

- ☒ Import one from the library
- ☐ Help with Inference procedures
- ☐ Introduce my own values

U-value 0.48 W/m2K

K_m 11.7 kJ/m2K

Note that this value was called C_m in previous versions

Constructions from the Library

Category Partition wall

Library Lightweight party/partition wall

Sector Office

Building Reg Comp. 2002 Regulations (England & Wales)

General Description Cavity wall, bricks/blocks

The list of options for internal walls available to select are given below with some examples to aid understanding of application: -

Generally used in walls that connect the zone to: Conditioned adjoining space

What would you like to do?

- ☒ Import one from the library
- ☐ Help with Inference procedures
- ☐ Introduce my own values

U-value 0.6 W/m2K

K_m 191 kJ/m2K

Note that this value was called C_m in previous versions

Constructions from the Library

Category Partition wall

Library Internal wall - Cavity - Insulated

Sector Office

Building Reg Comp. 2002 Regulations (England & Wales)

General Description Cavity wall, bricks/blocks

Internal wall - Cavity - Insulated

Internal wall - Cavity - Uninsulated (or unknown)

Internal wall - Internal glazing as wall (not internal windows)

Internal wall - light partitioning

Internal wall - solid- Insulated or dry lined

Internal wall - solid- Uninsulated (or unknown)

Internal wall - Stud partition - Insulated

Internal wall - Stud partition - Uninsulated (or unknown)

Lightweight party/partition wall

Legacy internal floors and internal ceiling items no longer to be selected.

NOTE: the current SBEM 6.1 database retains some legacy construction descriptions to enable data files produced in earlier versions of SBEM to be updated to the current version. When updating older files to the current version the Assessor **MUST** review the selections and amend to the updated newer current selections now available.

The legacy *Internal floor and internal ceiling* descriptions **which must no longer** be selected are listed below: -

Intermediate floor (floor side, timber)

Internal concrete floor (with conditioned space below)

Internal tiled ceiling (conditioned space above)

What would you like to do?	Constructions from the Library
<input checked="" type="radio"/> Import one from the library	Category: Internal floor or internal ceiling
<input type="radio"/> Help with Inference procedures	Library: Intermediate floor (floor side, timber)
<input type="radio"/> Introduce my own values	

What would you like to do?	Constructions from the Library
<input checked="" type="radio"/> Import one from the library	Category: Internal floor or internal ceiling
<input type="radio"/> Help with Inference procedures	Library: Internal concrete floor (with conditioned space below)
<input type="radio"/> Introduce my own values	

What would you like to do?	Constructions from the Library
<input checked="" type="radio"/> Import one from the library	Category: Internal floor or internal ceiling
<input type="radio"/> Help with Inference procedures	Library: Internal tiled ceiling (conditioned space above)
<input type="radio"/> Introduce my own values	

Upcoming training

Are you looking to become a qualified Retrofit Assessor?

Every domestic dwelling that undergoes retrofit work, first needs to be assessed by a trained and certified Retrofit Assessor. Ecmk have developed formal PAS2035 training and certification for energy assessors.

PAS 2035 Retrofit Assessor Course | £300 + VAT

Date: 8th May (9-4pm)

[Book here](#)

Have you claimed your free CPD?

Don't forget we offer ecmk members 4 hours free CPD every year to help you upskill and work towards your required hours for your accreditation. Call us on **0333 123 1418 (opt 1)**.



April CPD Sessions ‘Live online’

Course	Duration	Date	Cost (+VAT)
PAS Retrofit Assessment App training	1.5 hr	17 Apr	£30
Online DEA Bootcamp – Ageing properties	4 hrs	23 Apr	£50
PAS 2035:2023 Ventilation	3 hrs	23 Apr	£65
RdSAP 10: An Insight	2 hrs	24 Apr	£40
Walls – Construction, Party & Alternative	1 hr	25 Apr	£25
Primary Heating	1 hr	28 Apr	£25
Water Heating	1 hr	28 Apr	£25
DEA Bootcamp – Measuring and Modelling	4 hrs	30 Apr	£50
RdSAP 10: An Insight	2 hrs	30 Apr	£40

For further information, more course dates and to book your place: [click here](#). Alternatively, email support@ecmk.co.uk or call **0333 123 1418 (opt 1)** and tell us what you’d like to book.

[Book training](#)

****Claim 1 hour CPD for reading this Technical Bulletin****

Once you have read this technical bulletin, please upload a copy of your notes to Assessor Hub, under the ‘CPD and Training’ tab to claim 1 hour CPD, as below.

Create New CPD

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* Training Provider ecmk

* Course ID

* Course Name CPD - Reading - ecmk Tech Bulletin (September 2022)

* Qualification Type DEA

Hours 1

* Reason For Course Other Professional Development

* Date Attained 06/09/2022

Evidence Files Choose Files Evidence - ...t 2022.docx Evidence - Notes taken from TB Sept 2022.docx

For further details about claiming CPD – read our [blog](#).