

Display Energy Certificates Frequently Asked Questions

Background

The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations, came into effect on 1st October 2008 to fulfil the requirements of EU Energy Performance of Buildings Directive introduced as part of the drive to improve energy efficiency in buildings. The Regulations were subsequently updated with the most recent change coming into effect on 9th July 2015.

What are the requirements?

Since 9th July 2015, all public buildings in the England and Wales must display a Display Energy Certificate (DEC) prominently at all times (size A3) if they fulfil the following criteria:

- Total useful floor area is greater than 250m²
- Occupied in whole or in part by a public authority
- Visited frequently by the public

It is the responsibility of the *occupier* of a building affected by the Regulations to display the DEC clearly visible to the public. Typical buildings that meet the criteria include central and local government, colleges and universities, museums, sport and leisure centres, schools, emergency services, social services and libraries.

For those who do not fall under the above criteria, DEC's could play a crucial role in your communications strategy. As a voluntary measure, it engages staff and customers in your energy efficiency strategy by providing continuous visibility and transparency of energy efficiency.

What is a Display Energy Certificate (DEC) and Advisory Report?

A DEC contains information about a property's energy usage based on actual consumption data recorded annually over periods of up to the last three years. A DEC gives a building an energy rating, on the scale from A (most energy efficient) to G (less energy efficient). The operational rating is a numerical indicator of the actual annual carbon dioxide emissions from the building.

A valid DEC must:

- Have a Certificate Reference Number
- List the occupier name and address of the building
- Show total energy use over the last 3 years
- List the Total Useful Floor Area, building environment and main heating fuel
- Give the operational rating and the asset rating (if available) as determined by the approved method
- Show the operational ratings for the building as expressed in any certificates displayed by the occupier during the last 2 years
- Include a reference value such as a current legal standard or benchmark
- Include the assessor name, number and accreditation scheme

The Advisory Report accompanies the DEC and provides recommendations for energy efficiency improvements in short-term, medium-term and long-term payback periods. There is no mandatory requirement to implement the recommendations.

How often are DEC and Advisory Reports required?

A DEC must be updated annually for buildings with a total useful floor area of greater than 1000m² and the accompanying Advisory Report is valid for seven years. For buildings between 250m² – 999m² both the DEC and Advisory Report are valid for 10 years.

What are the penalties for non-compliance?

Local authorities via trading standards officers have enforcement powers. The penalty for failure to display a DEC is £500 and £1000 for failing to have a valid Advisory Report.

What data and information is required?

Consumption data is required for all fuels used in the building that is affected by this legislation. This may include gas fuels, oil fuels, solid fuels, district heating and cooling, grid electricity and electricity generated on-site or obtained by private distribution systems from other sites.

How do I get a DEC? Why a qualified energy assessor?

An energy assessor accredited to produce Display Energy Certificates is the only person who can produce a DEC and advisory Report. They have been trained and qualified in utilising the approved calculation methodology for Operational Ratings. To check that the person is suitably qualified go to www.ndepcregister.com

What should you do?

1. Establish whether you must comply with the requirements
2. Find a qualified assessor
3. To reduce the time taken and therefore costs, provide the most comprehensive and accurate information in advance of the visit. This includes energy consumption for gas, electricity and any other heating fuels for the relevant year, information on opening hours and occupancy, being aware of different activities, having confirmation of Total Usable Floor Area.
4. Engage an assessor to undertake a site visit of the buildings
5. Answer questionnaire and queries
6. Ensure your DEC is displayed and your Advisory Report is retained

Where will DEC and Advisory Reports be stored?

DECs and Advisory Reports are lodged on a national register currently maintained by 'Landmark'. Accredited assessors can access the previous year information as it is used to provide a comparison with the most recent data. The DEC and Advisory Report is also provided to the client.

How can Camden Climate Change Alliance help you?

Compliance with DEC and Advisory Reports – Our accredited assessors can provide valid DEC and Advisory Reports.

Assessment – Our ISO5001 specialists can assess options and advise on the approach.

Implementation – Our trained team can manage projects to ensure energy savings are achieved in a timely manner.