

Display Energy Certificates (DEC's) FAQs

What is a DEC?

A DEC is a Display Energy Certificate. This is an Operational Ratings review of a building and certificate of findings. They are designed to be publically displayed to show energy performance of the building over a set period of time. The certificate must be displayed in A3 in a prominent place.

When is a DEC & Recommendation Report (RR) required?

All buildings that:

- a. Have a total useful floor area greater than 250sq.m, and
- b. Occupied in whole or part by a public authority and
- c. Receive any form of public funding and
- d. Frequently visited by the public

When does a new building need a DEC?

As the DEC is based on a buildings' actual energy use, a new building does not need a DEC or RR until it has been in occupation for 15 months.

Does the DEC need to be renewed?

The DEC for a building greater than 999sq.m is valid for 1yr (250 – 999sq.m valid for 10yrs).

The RR for a building greater than 999sq.m. is valid for 7yrs (250 – 999sq.m valid for 10yrs).

Information requested from the building operator.

- Full address and postcode of the property
- Full energy data you have available for Gas, Electricity and Oil (all that are applicable) for at least the past 12months.
- Details of any energy produced on site, such as photovoltaics
- Full scaled plans with measurements of the building, and a block plan of the site.

The more accurate information the building operator can provide to the energy assessor, the more competitive fee the assessor can offer to the operator.

How the DEC is produced.

The assessor is accredited to use Government produced software called ORCalc. The accreditation body will notify all assessors of any changes and updates made to the software and data files. The assessor will ensure they update the software and data files.

What does a DEC look like?

The DEC has some graphical presentation which will compare the building against an industry recognised benchmark and provide a rating categorised A to G. The benchmark is always C. The energy data will also be shown as carbon emissions. If a previous DEC has been carried out for the building, the previous two years energy use will be shown to compare any changes.

I have an Energy Performance Certificate, why do I need a DEC?

New or rented buildings must have an Energy Performance Certificate (an EPC) which looks similar to a DEC, but they are very different. An EPC can be likened to a car manufacturer's MPG for a new car – a DEC would be the actual figure.

What is a Benchmark?

The benchmark properties are set out in industry recognized standards. The building is assessed against a property type of the closest fit.

What is a Recommendation Report?

The recommendation report (formerly known as Advisory Report) accompanies the DEC and contains recommendations for improving the energy performance of the building. The recommendations have standard wording from the data entered into the software. The assessor will identify which of the recommendations have short term, medium term and long term paybacks.

The recommendations are advice only and the building operators can be advised to seek professional advice to explore the options for energy saving measures.

Is there a penalty?

The penalty is £500 for failing to display a valid DEC and £1000 for failing to be in possession of a valid RR.

About the assessor

The assessor is legally required to be qualified and accredited to produce DEC's. This ensures accuracy and credibility of the DEC.

Lodging of DEC

The DEC and Recommendation report must be formally lodged by the accredited assessor on a national register. Anyone can view the certificates and reports on the Landmark website. Failure to lodge a report renders it invalid.

Further information

Further information can be obtained

<https://www.gov.uk/government/publications/display-energy-certificates-and-advisory-reports-for-public-buildings>

If you have any questions please contact the sustainability team

Sustainability team

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