

Display Energy Certificate (DEC) fact sheet:

What does a DEC include?

A DEC details the actual energy usage of a building, termed the Operational Rating (OR). The OR is based upon a comparison between the actual energy consumption of a building (as recorded by gas, electricity and other meters) and the Total Useful Floor Area (TUFA)*. A DEC will also include; reference values such as a current legal standard or benchmark, general building information, and details of the energy assessor.

Who requires a DEC?

All buildings that are occupied by a public authority or an institution providing a public service, that are frequently visited by a large number of persons.

When is the deadline?

All buildings concerned, with a TUFA greater than 1000m² will require a DEC by the 1st October 2008 (Note: This is the deadline not the start time)

What is required?

All affected buildings are required to present a DEC, A3 size, in a prominent place clearly visible to the public. An Advisory Report (AR) must also be commissioned alongside a DEC to highlight any recommendations to improve energy performance.

Who can produce a DEC?

A DEC and AR can only be produced by an Energy Assessor that has been accredited to produce energy certificates by a recognised authority. They will apply the approved calculation method for Operational Ratings supplied by the Communities in Local Government.

How long does a Display Energy Certificate last?

A DEC must be renewed every 12 months. An Advisory Report is valid for up to 7 years.

What are the penalties for failure to comply?

Enforcement is under Civil Law (Trading Standards). The penalty for failing to display a DEC to the public is £500 per building. The penalty for neglecting to obtain an Advisory Report is £1000 per building.

What to do next?

1. *Contact us or visit our website; www.energylabel.co.uk for more information.*
2. *Preparation; to ensure that your organisation is ready to comply with the regulations as soon as possible it is imperative that the required data is compiled. Contact Clouds Environmental Consultancy to see what data is necessary and how best to collect it.*

Contact Clouds for a free quotation – t: 023 9263 9858 e: epbd@energylabel.co.uk

***TUFA** - The Total Useful Floor Area is the area of all enclosed spaces measured to the internal face of the external walls. Included are areas of sloping surfaces such as staircases, where the area taken is from the area on the plan. Excluded are areas that are not enclosed such as open floors, covered ways and balconies.