

# The Facts for Professionals Display Energy Certificates (DECs)

## The Law

The EU introduced the Energy Performance of Buildings Directive (EPBD) in 2002. The UK Government followed with the Energy Performance of Buildings (Certificates and Inspections) Regulations in 2007. Commercial and public sector buildings contribute over 20% of the UK's carbon footprint. The introduction of Display Energy Certificates (DECs) for public buildings is part of a series of legislation to dramatically improve the energy efficiency of the UK's building stock, both new and existing.

## What is a DEC?

A DEC shows the energy performance of a building based on actual energy consumption. The rating is an indicator of the annual CO<sub>2</sub> emissions caused from operating the building. This rating is shown on a scale from A to G, where A is the lowest CO<sub>2</sub> emissions (best) and G is the highest CO<sub>2</sub> emissions (worst). Also shown on the certificate are the ratings for the previous two years; this provides information on whether the energy performance of the building is improving or not. The rating is based on the amount of energy consumed over a period of 12 months and is taken from meter readings.

## Valid Period

The DEC must be updated annually with the previous 12 month's energy data reflected. The first year's DEC is accompanied by an Advisory Report which highlights basic recommendations to improve the energy performance of the building (such as building fabric and services). The Advisory Report is valid for seven years.

## Responsibility

It is the legal responsibility of the occupier of the building to comply with these Regulations. The occupier must display a valid DEC clearly visible to the public. A DEC is required for all buildings with a gross internal floor area (GIA) over 1,000 sq m, that are occupied in whole or part by public authorities and institutions providing public services, and that are frequently visited by the public.

## EPCs v DECs

Energy Performance Certificates (EPCs) are now commonplace. In fact almost 20% of the UK's entire building stock has an EPC energy efficiency 'stamp'. EPCs differ greatly from DECs. An EPC is a notional energy performance rating and assumes that the building will be properly operated. A DEC shows actual energy performance based on real energy data. DECs can only be produced for occupied buildings where energy is being used. Many people consider a DEC to be a far more powerful tool for improving year-on-year energy efficiency. If an EPC also exists for a building it must be recorded on the DEC for all to see.

## Public Database

The Regulations require that all DECs are lodged on the UK Government's Landmark database where they can be freely inspected by the general public. This public accountability is designed to encourage building occupiers to improve the energy efficiency of their buildings.

## Producing DECs

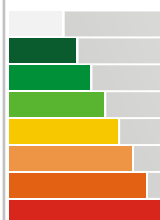
DECs can only be produced by qualified and accredited Energy Assessors who must act in an independent manner. Energy Assessors are responsible for conducting the energy assessment, producing the DEC and Advisory Report and lodging the DEC on the Landmark database. The Energy Assessor's accreditation scheme acts as quality assurance body to ensure that all DECs are highly accurate and properly produced.

## Non Compliance

The penalty for failing to display a DEC at all times is £500. The penalty for failing to have a valid Advisory Report is £1,000. The Regulations are enforced by local Trading Standards officers who can repeat the penalty every 28 days of non-compliance. Organisations also run the risk of severe reputational damage for failing to comply with this important environmental legislation.

## Vital Property Solutions

Vital is the nation's specialist DEC and EPC provider with full coverage across the UK and Ireland. We provide a fast and cost effective service for investors, occupiers and their professional advisers.



Call us on 0845 111 7700 for advice,  
quotations and bookings.  
Email us at: [info@vitaldirect.co.uk](mailto:info@vitaldirect.co.uk)



# VITAL Property Solutions

## The UK's Display Energy Certificate provider

VITAL is one of the country's leading Display Energy Certificate (DEC) providers. We have been providing high quality DEC's since the Regulations were introduced in 2008.

We operate across the UK and Ireland and provide a 'one stop shop' for corporates and public bodies with property portfolios. We have undertaken DEC's on a wide range of buildings from small primary schools to large airport terminal buildings. We have the experience and resources to complete one-off projects right up to entire local authority portfolios and national instructions with 100s of buildings.

We are the trusted energy certification partner for local authorities, schools, landlords, occupiers and their professional advisers.

### Case study

#### Slough Borough Council

We were appointed by the local authority to provide DEC's for all of the Borough's schools and corporate buildings. Over 50 buildings were surveyed and complex energy data collated in a short period of time. The project included Slough's historic Town Hall.



For advice, quotations and bookings call our friendly team on:

**0845 111 7700**

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