

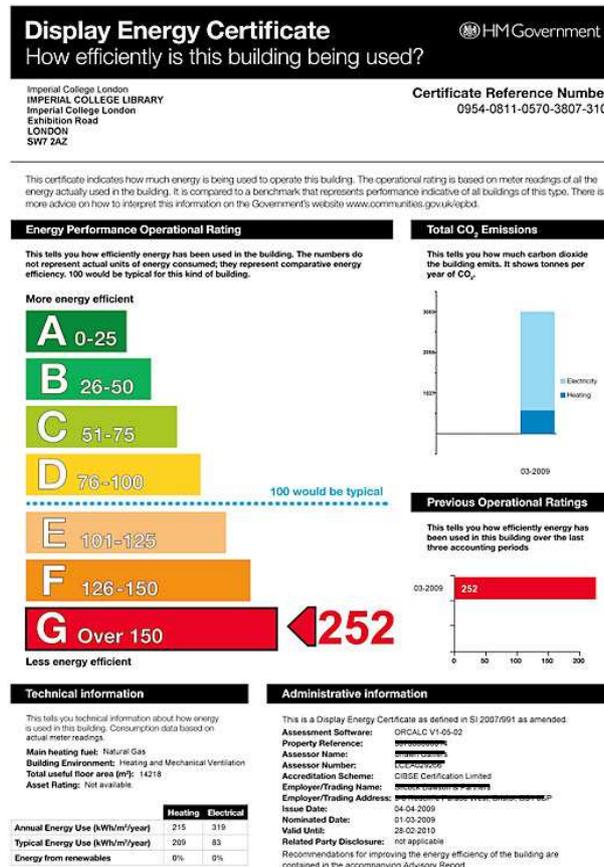
Display Energy Certificates Explained.

A Client's Guide

From the 1st October 2008 All public buildings over 1000m² are required to have and display a Display Energy Certificate (DEC). In January 2013 this requirement was revised to include all public buildings over 500m². For the larger building the DEC is valid for one year, and must be renewed annually, for the smaller buildings, a 10 year validity period applies.

What is a DEC?

The DEC is similar to the energy efficiency ratings that are available for electrical white goods. It provides a benchmark for how efficient the building is compared to other similar buildings based on an energy consumption of that building. So a modern well insulated building which is proactively managed to reduce year on year energy consumption will result in a better rating than an aged building with no insulation, and poor heating controls.





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Who can produce a DEC?

DECs can only be issued by qualified and accredited assessors. The assessor will visit the property to carry out the survey. This will last around 1 hour, depending on the size and complexity of the building. A Certificate and Advisory Report (AR) will then be issued. Each of these carries a unique 20 digit reference number which can be used by any member of the public to download the DEC and AR for a property from the [Landmark](#) website for future reference.

Why has this been introduced?

The EU's Energy Performance of Buildings Directive (EPBD) requires member states to assess the energy performance of buildings for prospective buyers or tenants. The UK is meeting this requirement by introducing DEC's which must be undertaken by accredited experts.

Which Buildings need a DEC?

All public buildings over 500m² need a DEC. Those between 500 – 1000m² will be valid for 10 years, whereas those over 1000m² must be renewed annually. The area is taken as the Gross Internal Area, rather than the Net internal area. To be on the safe side a 15% margin on the rateable area is recommended.

Can the building fail the DEC inspection?

No. There is no pass or fail. Some buildings will intrinsically be better than others. Generally the older the building is, the poorer the rating will be. Things like having energy saving light bulbs or a gas powered heating system with many system controls will generally help the building perform better than if it were lit by traditional tungsten filament light bulbs. In our experience changing to energy saving bulbs is the one single most cost effective action which will improve a building's rating.

How much does a DEC cost?

Each building is different. Factors such as the size, complexity, type of construction, usage, heating type and lighting, need to be taken into account when giving the best possible price. The best way to enquire is to contact us, and discuss what you need. Always ensure that quotes are like for like. The price we will give you will be all inclusive. There will be no hidden charges, and we will stand by our quotation.

What information is required for the DEC?

The previous 12 months of fuel bills are required, along with any information about renewable energy sources that may be fitted to the property. Following a brief inspection of the property to measure the total gross internal area, and review the heating and lighting within the building, the DEC will be ready within a few days.