



Display Energy Certificates (DECs)

What is required?

From the 1st of October 2008 buildings over 1000m² occupied by public authorities or institutions providing public services and frequently visited by a large number of persons will be required to have a DEC and advisory report.



What is a DEC?

The DEC shows actual energy use and related CO₂ emissions from a building and the rating of the building benchmarked against standardised examples for each building type. The DEC shows energy use over a three year period to (hopefully) demonstrate improvements in energy efficiency over the time period. An A3 size version of the DEC must be displayed prominently in the building. The DEC is accompanied by a recommendations report which addresses how energy performance might be improved.

Who can provide the DEC?

An appropriately qualified and registered display energy certificate assessor will be able to provide you with a DEC.

What is the difference between a DEC and an EPC?

The EPC is an asset rating so is calculated purely on the theoretical energy use of the building which

depends on the building fabric and building services installed. The asset rating is fixed for any building. The DEC is based on actual energy consumption in use and so is affected by the actual way the building is used and run.

How is the DEC produced?

The DEC assessor needs accurate information on the building's floor area and the energy use (usually from utility bills). A standard software tool is then used to compare the building performance against standardised benchmarks and produce the DEC. The DEC must be updated annually.

What will a DEC cost?

The cost of producing the DEC will depend on the quality of information available. If accurate floor area information and comprehensive energy use data is available the cost is likely to be £250 - £500. Significant costs could be incurred if it is necessary to commission a survey of a complex building in order to establish floor areas.

What if I don't have the necessary information?

If sufficient information is not available the building will be given a 'G' rating on the energy scale.

Where can I find out more?

The document '**A guide to Display Energy Certificates and advisory reports for public buildings**' is available for download from:

<http://www.communities.gov.uk/publications/planningandbuilding/displayenergycertificates>

Alternatively contact Mecserve Sustainability who have fully qualified assessors.

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