



Energy Efficiency of Public Buildings

The law requires buildings over 250m² that are occupied in whole or part by public authorities and frequently visited by the public to display a Display Energy Certificate (DEC).

Five quick facts

- 1** DECs must be displayed in a prominent place clearly visible to the public. Failure to do so could result in a £500 penalty.
- 2** DECs are accompanied by an Advisory Report which contains recommendations for improving the energy performance of the building.
- 3** DECs are valid for 1 year on buildings more than 1000m² and 10 years for buildings between 250m² and 1000 m².
- 4** DECs and Advisory Reports can be viewed on the Governments' Central Register.
- 5** A penalty of £1000 can be issued for those who do not possess or have in their control a valid advisory report.

Key Facts

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What is a DEC?

The certificate shows the energy performance of the building based on the energy consumption data recorded from the last 12 months. The rating is an operational rating unlike EPCs which provide an asset rating. The rating is shown on a scale from A to G with A ratings representing a building with lower CO₂ emissions, and G ratings signifying the highest CO₂ emissions.

The rating is based on the amount of energy consumed during the previous 12 months which is benchmarked against a typical building of the same type. The operational rating of a typical building is 100. Therefore a value of 0 indicates a zero carbon building and a value of 200 indicates twice the typical CO₂ emissions.

What happens on the Day of assessment?

To confirm the identity of your energy assessor, you can check their identity on the Elmhurst Energy website.

The assessment itself will require the assessor to access the building to observe and record key information and photograph key features for quality control purposes. Where a DEC is renewed the following year it may not be necessary for the DEC assessor to conduct a site visit providing that the building has not changed in any way, written confirmation of this is provided to the DEC assessor and the same DEC assessor is completing the assessment.

When the DEC has been lodged you will be sent a copy. In addition the latest DEC is available for download from the Central Register:

- for England and Wales at www.ndepcregister.com
- for Northern Ireland at www.epbniregisternd.com

Why use an Elmhurst member?

Elmhurst Members are all trained, qualified and checked to ensure they are "fit and proper" persons. You can be assured of an excellent service, as well as an accurate, reliable energy assessment and certificate. Elmhurst regularly sample work completed by their assessors to ensure it is produced to the right standard.

All Elmhurst members are required to adhere to a strict Code of Conduct which describes the level of service you can expect. In the unlikely event that a problem occurs, Elmhurst will help you resolve the issue and if that fails all EPCs issued with Elmhurst are fully insured.

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