



HM Government

Getting ready for DEC's

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Display Energy Certificates (DECs) are being introduced for display on certain public buildings¹. Affected buildings will need a DEC **by 1st October 2008**.

You need to start preparing now and arrange for an accredited energy assessor to produce your DEC. This can be done by a member of your own staff providing they are accredited or through commissioning private accredited energy assessors.

Why are DECs being introduced?

Display energy certificates (DECs) are being introduced to raise public awareness of energy use and to provide the public with energy information about a building they are visiting. It is important that the public service sector leads the way in the campaign to tackle CO₂ emissions. DECs show the public how efficiently public service organisations are using energy in their buildings.

What is a Display Energy Certificate?

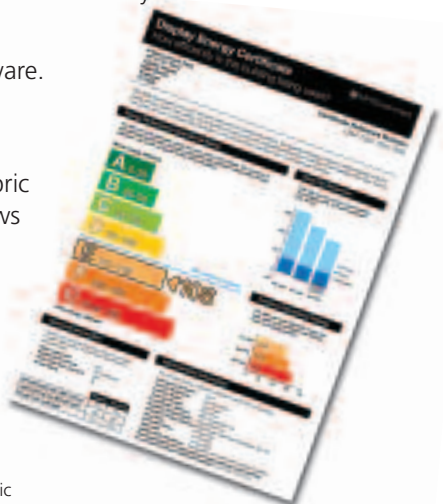
A display energy certificate (DEC) shows the energy performance of a building based on its **actual** annual energy consumption and the CO₂ emissions that result from that energy use. This is shown as a rating from A to G, where A has the lowest CO₂ emissions (best) and G the highest CO₂ emissions (worst).

The rating is also shown as a number. A typical building of its type would have a rating of 100. A building with twice the typical CO₂ emissions would have a rating of 200 (or G).

A DEC must be accompanied by an advisory report containing recommendations for improvement of the energy performance of the building. The DEC must be renewed every year. The advisory report is valid for seven years.

DECs are produced using Operational Rating software.

Buildings may also require an Energy Performance Certificate (EPC) if it is sold, built or let. The EPC rating shows the performance of the building's fabric and fixed services. By contrast the DEC rating shows how well the occupier is using energy within a building and the trend over the last three years.



¹ Buildings must be in excess of 1000 m² and occupied by either a Public Authority or an Institution providing a public service and visited by the public to require a DEC.

Becoming an accredited DEC assessor

DECs can only be prepared by an accredited energy assessor. It is anticipated that many public authorities and institutions affected by this legislation will wish to get their employees trained and accredited as energy assessors. This is permissible as long as these employees are members of an accreditation scheme.

To become an accredited DEC assessor you will need to apply to an accreditation scheme and demonstrate that you have the skills and knowledge needed to become a DEC assessor. These are defined in the National Occupational Standards (NOS) and can be downloaded for free from the energy assessors website www.energy-assessors.org.uk.

If you already have experience of energy management and assessment you may be able to apply via the APEL (accreditation of prior experiential learning) route. If you are new to energy assessment you can train for a diploma in Display Energy Certification.

APEL. You will need to provide evidence of how you meet the NOS in full, which will include your ability to use the operational rating software. You will also need to produce a minimum of 3 sample DECs with accompanying advisory reports. Two must be based on real buildings. The other can be simulated.

Qualification. DEC qualifications are currently awarded by the Awarding Body for the Built Environment (ABBE) and will also be provided by City and Guilds. ABBE offers a Level 3 Diploma in Display Energy Certificates [DipDEC]. This will require approximately 300 hours of guided learning, including training in the operational rating software, with associated examinations. As with the APEL route, candidates are required to produce a minimum of three DECs with accompanying Advisory Reports.

The accreditation scheme will also need to check that you are a fit and proper person, have appropriate professional indemnity, a commitment to updating your skills and knowledge regularly (CPD), will participate in the accreditation scheme's quality assurance procedures and abide by its advice and guidance.

To find an accreditation scheme for DECs visit <http://www.communities.gov.uk/epbd>

All accredited energy assessors are recorded on the national register. You can check whether an assessor is currently accredited on the national register at www.ndepcregister.com.

The DEC assessment

The occupier, in collaboration with the energy assessor, will need to know the floor area of the building being assessed and to obtain actual meter readings or consignment notes **for all** fuels used in the building, over the period of one calendar year (365 days).

This information can be obtained from a number of sources, including:

- On-site energy meters
- The building landlord or his representative²
- The utility supplier
- The district heating/cooling provider.

To produce the advisory report, the occupier, in collaboration with the energy assessor, needs to gather information about the building needed to make recommendations. This can be done from either a walk around survey or a desk based survey, depending on the energy assessor's knowledge of the building.

In order to produce the DEC and advisory report, the accredited energy assessor will need to access standard reference information from a web-based service called the Common Information Point (CIP), which is provided by the Government. Once produced the DEC and advisory report are lodged in the national register www.ndepcregister.com

Further information

National Occupational Standards and information on training and careers:

Asset Skills: www.energy-assessors.org.uk

The Energy Performance of Buildings Directive:

Communities and Local Government: www.communities.gov.uk/epbd

Tel: Helpline 0845 365 2468

E-mail: help@epbduk.info

Qualifications:

The Awarding Body for the Built Environment (ABBE): www.abbeqa.co.uk

Tel: 0121 331 5174

City and Guilds: www.cityandguilds.com

Tel: 0207 294 8132

Careers advice, skills and training courses:

Learn Direct: www.learn-direct-skills.co.uk

Tel: 08000 150 450

² A completed Landlord's Energy Statement would be an appropriate method for the Landlord to collect and provide the necessary data. See www.bpf.co.uk or www.lester.co.uk.

A Welsh translation is available on request by calling 0870 1226 236.

Mae'r daflen hon ar gael yn Gymraeg hefyd drwy ffonio 0870 1226 236.

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