



Guidance Notes Display Energy Certificates (DECs)

Inclusion of previous DEC operational ratings (ORs) on DECs

We have been made aware of conflicting guidance being given to assessors by accreditation schemes on the subject of whether or not to include the operational rating (OR) from a previous DEC if there has been a compliance gap. This is disappointing because this subject was discussed in depth by the DEC conventions group several years ago. All schemes agreed that "yes, you do".

This was part of a larger project for the DEC representatives for the accreditation schemes, together with the energy assessor representative on the group to update the methodology document. The group was tasked by (what is now) DLUHC with providing updated text to clarify the existing guidance and properly incorporate changes to the regulations such as the extension of the requirement to buildings over 250 m².

This work was carried out and a version provided to (what is now) DLUHC containing the words the group signed off as being the correct application of the methodology. That document (which for some reason has never been published by DLUHC) is the definitive statement of how the accreditation schemes agreed the DEC methodology should apply.

On the subject of the inclusion of previous DEC operational ratings, the wording the schemes collectively approved as their interpretation of the guidance was...

"At the first renewal of a Display Energy Certificate (DEC) and in subsequent years, the certificate must show the Operational Rating (OR) expressed on DECs displayed during the previous two years, unless the building has undergone a change of use or occupier during that time, in which case the previous ORs are no longer relevant or required. The previous OR data will be held on the non-domestic Energy Performance of Buildings Register. A change of occupier name or status (e.g. a state funded school becoming an academy) is not a change of use or occupier."

The above is simply a clarification in the methodology document of what was already in the existing published guidance. It is not an alteration of the principle as the existing published guidance is:

Improving the energy efficiency of our buildings - A guide to display energy certificates and advisory reports for public buildings

(July 2015 / ISBN: 978-1-4098-4657-4)

..... the DEC must also contain:

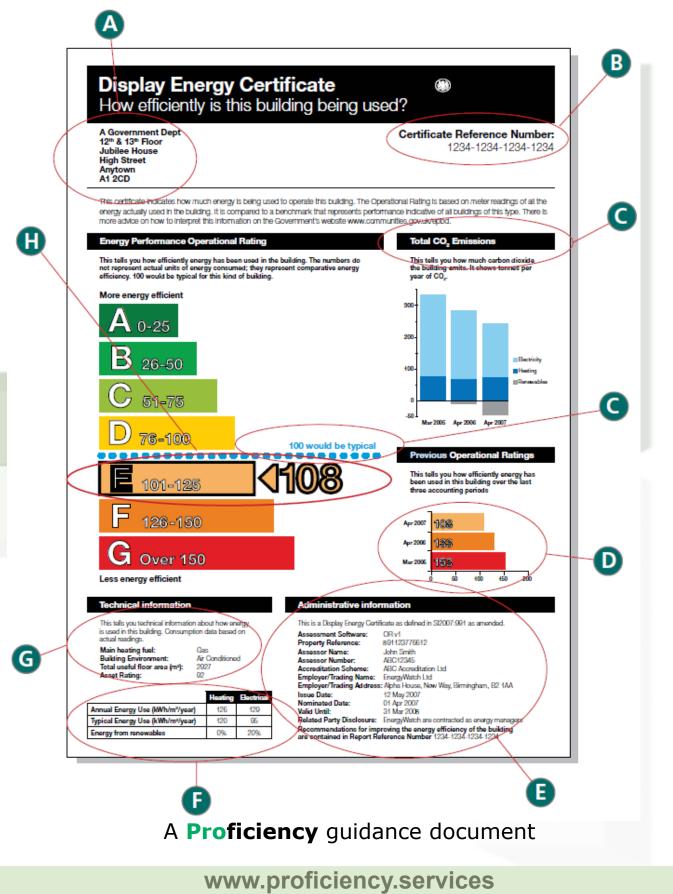
the operational ratings for the building <u>expressed in any certificates displayed by</u> the occupier during the last two years before the nominated date.

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It should be noted that the example DEC used by the government in both the original and updated published guidance does not have consecutive measurement periods. There is a compliance gap between years 1 and 2. This makes it abundantly clear that it not the intention for a previous OR to be omitted if there has been a gap between DEC validity periods.





Summary

Hopefully this document will provide some clarity for assessors and auditors by highlighting the relevant sections of the most recently published (*July 2015*) version of the official guidance document "The Government's methodology for the production of Operational Ratings, Display Energy Certificates and Advisory Reports".

Those sections clearly demonstrate that previous ORs displayed in the previous two years are included on the DEC, irrespective of whether there has been a break in validity periods or the DECs are only produced every 10 years.

It is also a reminder to schemes of how they collectively agreed to apply this element of the DEC methodology on Thursday 27th June 2019.

Ideally the updated version of the methodology guidance document that we put together in 2019 would be published. (Further minor amendments would now be needed to reflect the altered structure of the DEC and location of the register).

Alternatively the DEC Conventions group could issue a convention, or propose a cross scheme guidance document on this subject. However, at the time of writing the DEC Convention Group is currently suspended awaiting a renewed commitment to it from DLUHC.

(A convention may not be possible if DLUHC consider this to be interpretation of the regulations rather than clarification of the methodology. That would be outside the scope of the conventions document and cross scheme guidance would be the alternative).

Disclaimer

Ultimately the arbiters of what you must do are your accreditation scheme, and their decision is the final one. The above does not override any guidance or instruction you are given by your scheme and Proficiency cannot force schemes to stick to what they have previously agreed. We have to hope and trust that they will, and call them out when they do not.

(Should you still receive guidance from a scheme which contradicts the guidance above, please let us know. In that instance we can explore the reasons and attempt to get them all applying the interpretation they all agreed to).

This document is believed to be accurate at the date of writing but may not remain so over time. In particular, it will cease to be relevant once the July 2015 version of the methodology guidance is superseded.

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