

## 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 m<sup>2</sup>.

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

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..... the DEC must also contain:

the operational ratings for the building expressed in any certificates displayed by 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.

**Display Energy Certificate**  
How efficiently is this building being used?

**A** Government Dept  
12<sup>th</sup> & 13<sup>th</sup> Floor  
Jubilee House  
High Street  
Anytown  
A1 2CD

**B** Certificate Reference Number:  
1234-1234-1234-1234

This certificate indicates how much energy is being used to operate this building. The Operational Rating is based on meter readings of all the energy actually used in the building. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epod](http://www.communities.gov.uk/epod).

**H** **Energy Performance Operational Rating**

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient

- A** 0-25
- B** 26-50
- C** 51-75
- D** 76-100
- E** 101-125 ← **108**
- F** 126-150
- G** Over 150

100 would be typical

Less energy efficient

**C** **Total CO<sub>2</sub> Emissions**

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO<sub>2</sub>.

Year	Electricity	Heating	Renewables
Mar 2005	~250	~100	~0
Apr 2006	~200	~100	~0
Apr 2007	~150	~100	~0

**C** **Previous Operational Ratings**

This tells you how efficiently energy has been used in this building over the last three accounting periods

Year	Operational Rating
Apr 2007	108
Apr 2006	133
Mar 2006	153

**G** **Technical information**

This tells you technical information about how energy is used in this building. Consumption data based on actual readings.

Main heating fuel: Gas  
Building Environment: Air Conditioned  
Total useful floor area (m<sup>2</sup>): 2007  
Asset Rating: 02

	Heating	Electrical
Annual Energy Use (kWh/m <sup>2</sup> /year)	126	120
Typical Energy Use (kWh/m <sup>2</sup> /year)	120	95
Energy from renewables	0%	20%

**E** **Administrative information**

This is a Display Energy Certificate as defined in SI2007-991 as amended.

Assessment Software: OR v1  
Property Reference: 801123776612  
Assessor Name: John Smith  
Assessor Number: ABC12345  
Accreditation Scheme: ABC Accreditation Ltd  
Employer/Trading Name: EnergyWatch Ltd  
Employer/Trading Address: Alpha House, New Way, Birmingham, B2 1AA  
Issue Date: 12 May 2007  
Nominated Date: 01 Apr 2007  
Valid Until: 31 Mar 2008  
Related Party Disclosure: EnergyWatch are contracted as energy managers  
Recommendations for improving the energy efficiency of the building are contained in Report Reference Number 1234-1234-1234-1234

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## 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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