



Display Energy Certificates

Department Title

From the 9th July 2015, a Display Energy Certificate (DEC) will be required where the total useful floor area of the building exceeds **250m²** which 'is occupied in whole or part by public authorities and frequently visited by the public'.

For the purposes of a General Medical Practice the definition of a public building is likely to include surgery premises, as GP practices are in receipt of public funds and provide a public service to large numbers of people who visit regularly.

The occupier of the building, rather than the owner should arrange the DEC. The use of the building will usually be dictated by the occupier so it would make sense for them to arrange the DEC if the above criteria is applicable to them.

The position might be different if NHS Propco owns the building, rather than a private landlord, in which case they will probably be responsible for obtaining and paying for the DEC.

The guidance does also state that where there is doubt over whether a DEC is needed, it is good practice to obtain one. You can read the Guide to Display Energy Certificates and Advisory reports for Public Buildings at:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/452481/DEC_Guidance_rev_July_2015.pdf.

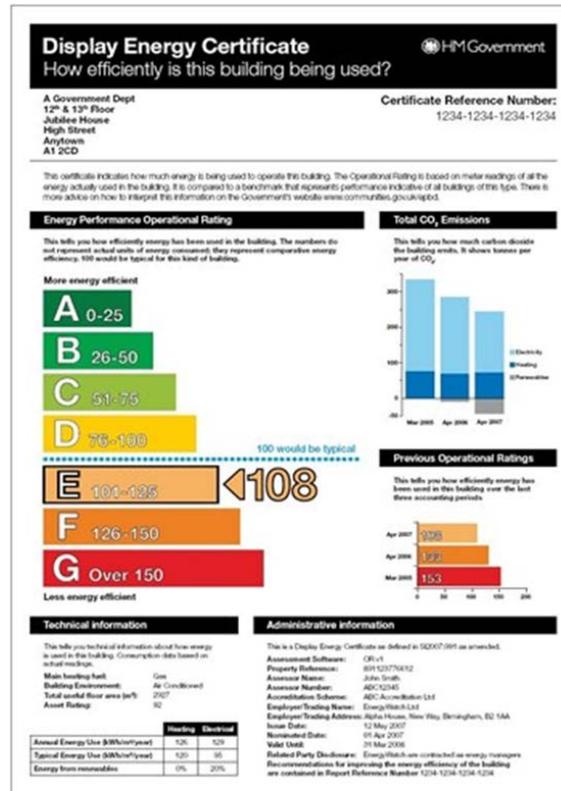
The DEC is based on the overall output of a building and not each single piece of equipment.

The assessment must be undertaken by an accredited energy assessor using the methodology approved by the Secretary of State. To check that an energy assessor is a member of an accreditation scheme, a search facility is available on the central register website: www.ndepcregister.com

To view the Regulations please visit:

<http://www.legislation.gov.uk/ukxi/2012/3118/regulation/14/made>

Occupiers of buildings meeting the above requirements must prominently display a DEC in an area visible to the public. They must also possess a valid advisory report which details recommendations to improve the building's energy performance. The DEC certificate should be no smaller than A3 in size to enable easy viewing by the public.



The following table provides an overview of the validity periods for a DEC:

Floor area (M2)	Validity of DEC	Validity of recommendation report
>1000	12 months	7 years
501 - 1000	10 years	10 years
>250 - 500	As regulations are currently written, when the floor area threshold is reduced to 250m2 from the 9th July 15, it is presumed that these DEC will be valid for 10 years	As regulations are currently written, when the floor area threshold is reduced to 250m2 from the 9th July 15, it is presumed that these recommendation reports will be valid for 10 years



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