



## Display Energy Certificates (DEC) and Advisory Reports (AR)

### **Transitional arrangements for buildings on a site or campus**



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Reports (AR)

**Transitional arrangements for buildings on a site or campus**

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# 1 Background

This document describes the approach underlying the transitional arrangements that have been introduced for buildings on a site or campus.

These transitional arrangements are designed to help those organisations with many buildings on a site or campus comply with the EPBD regulations. Therefore, the approved Operational Rating (OR) methodology includes:

- The standard **OR** method available at [www.communities.gov.uk](http://www.communities.gov.uk); and
- The Transitional arrangements as described in this document.

## 2 Scope

The transitional arrangements may be applied to buildings on a site or campus that are occupied by an organisation that requires a DEC under the EPBD Regulations (SI 2007:991 as amended).

Those buildings requiring a DEC and Advisory Report must:

- have a total useful floor area greater than 1000m<sup>2</sup>
- be occupied either by a public authority or an institution providing a public service to a large number of persons
- be frequently visited by members of the public.

For the purposes of these transitional arrangements, a site or campus is a collection of buildings in the same vicinity, occupied by the same organisation eg a university campus, a hospital site, a school site, etc.

## 3 Transitional arrangements

The transitional arrangements being introduced are:

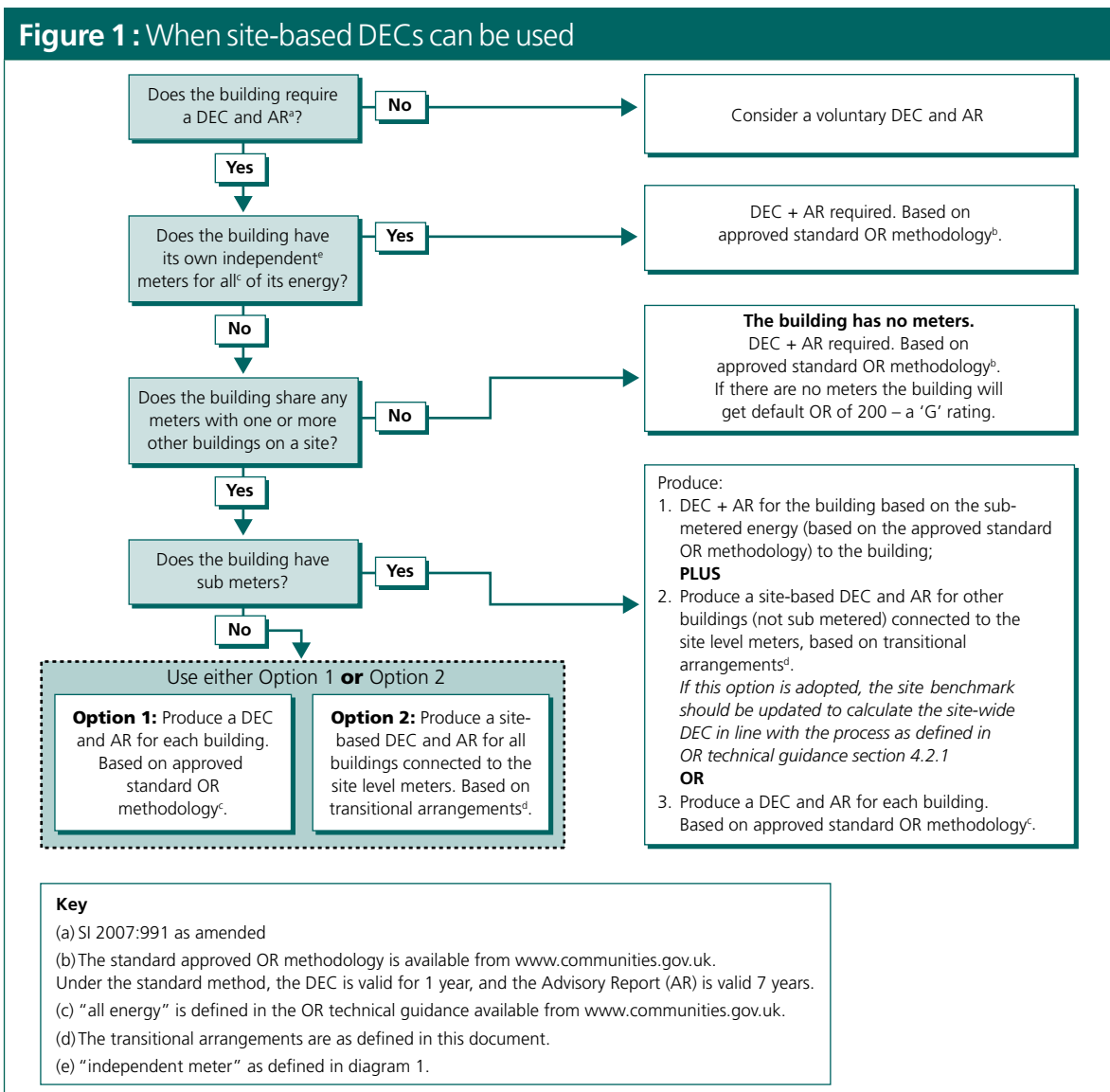
- A site-based DEC. The format, validity and other attributes of a site-based DEC are identical to a building based DEC. A site-based DEC is a single DEC that will cover all qualifying buildings on a site. Site-based DEC's are only allowed where a number of buildings share meters. When the validity of the transitional DEC expires, the new DEC must be produced using standard OR methodology

- A site-based Advisory Report (AR). A site-based Advisory Report is unlikely to give meaningful recommendations at a building level. It is therefore strongly recommended that site-based ARs are replaced by building specific ARs for every qualifying building when the initial site-based DEC expires (ie after 12 months)

A site-based DEC will give a better view of the total energy used on a site for all buildings and captures the carbon footprint of the whole site.

## 4 Applicability

Figure 1 below defines those instances in which the transitional arrangements may be used.



## 5 Duration

A site-based DEC has the same validity period as any other DEC and should be renewed every 12 months.

Wherever possible, buildings should be independently metered or sub-metered as this will provide the most accurate rating for a DEC. Once a building is independently metered or sub-metered it must have its own DEC.

It is strongly recommended that a site based AR is replaced with individual ARs for each qualifying building when the DEC is renewed.

## 6 Approach

Government encourages compliance with the standard OR methodology for all buildings qualifying under the EPBD Regulations. However, in those instances where it is not practical to undertake an individual assessment for each qualifying building on a site or campus, occupiers may comply with the regulations by producing site-based DEC and advisory reports as defined below.

Qualifying organisations occupying buildings on a site or campus must comply with the approved OR methodology by using **either** the standard OR methodology **or** the transitional arrangements until these arrangements expire.

In all circumstances the EPBD regulations require that only an Energy Assessor accredited by an approved accreditation scheme may produce a legal DEC and advisory report.

DECs and advisory reports generated under the transitional arrangements may be produced using any of the approved **OR** calculation software packages.

## 7 Site-based DEC

- a) A site-wide DEC is produced using the total site energy consumption for each fuel, and the total area<sup>1</sup> of all buildings on the site, including those buildings that do not qualify under the requirements of the EPBD Regulations.
- b) The total site energy consumption for each fuel is converted into CO<sub>2</sub> emissions based on the data held in the Central Information Point (CIP). CO<sub>2</sub> emissions from each fuel are then aggregated.

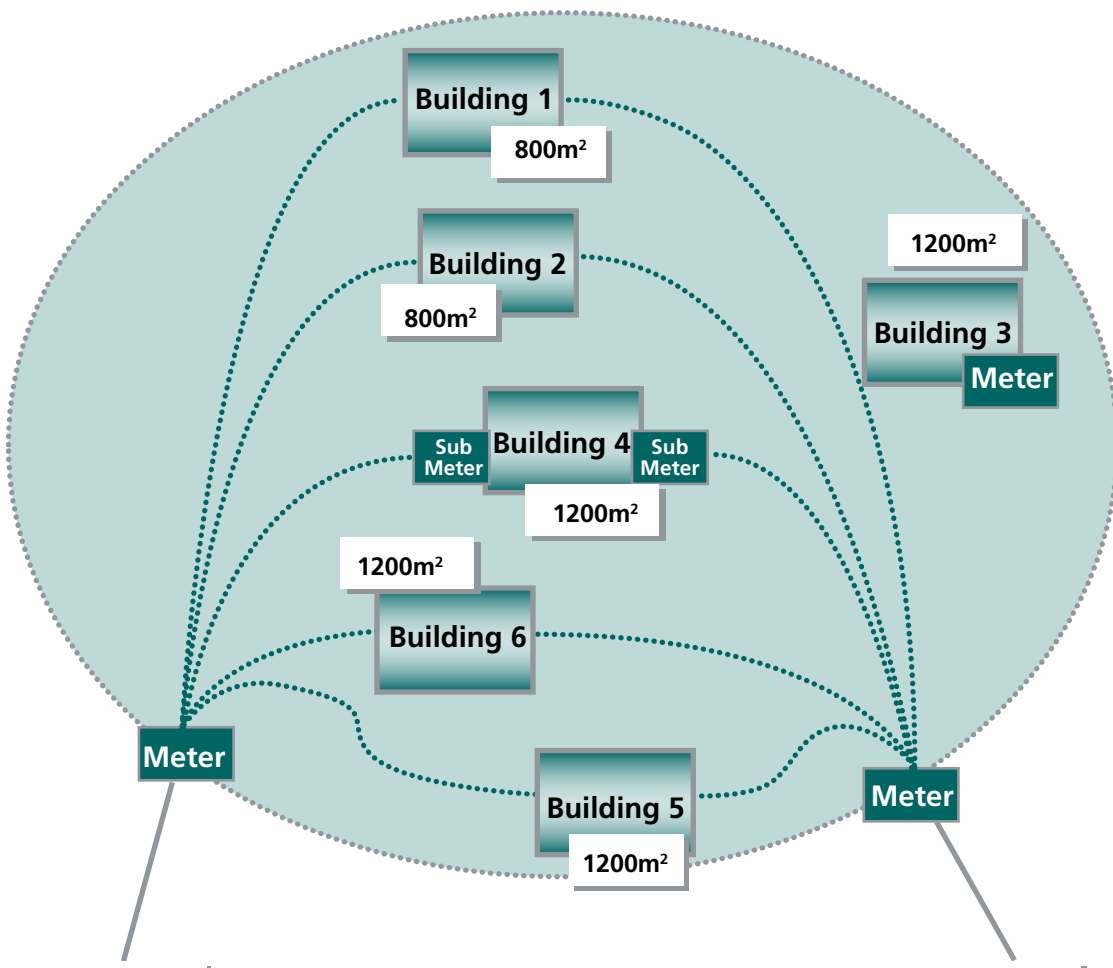
<sup>1</sup> The area must be measured as the Total Useful Floor Area (TUFA) as defined in the approved standard OR methodology.

- c) The ratio of the aggregated CO<sub>2</sub> emissions to the aggregated TUFA for all buildings on site is calculated, and compared to the selected benchmark to obtain the Operational Rating.
- d) The unique site-wide DEC must be displayed in all buildings, on the site or campus, that qualify under the EPBD Regulations. The site-based DEC could also be displayed voluntarily on all other buildings on the site.
- e) A DEC produced under the transitional arrangements is valid for 12 months from the nominated date.
- f) When the validity of the transitional DEC expires, the new DEC must be produced using standard OR methodology. This will be subject to review in 2009.

### Notes

- Benchmarks: only approved benchmarks may be used under the transitional arrangements. Approved benchmarks include those benchmarks contained in the CIP and any other sector benchmarks specifically approved by government.
- Composite benchmark: on a site or campus where building uses fall under more than one of the approved benchmarks, a composite site/campus benchmark approach may be used based on the approach defined for individual buildings in the standard OR methodology.
- Corrections for occupancy (extended or reduced) and separable energy uses, that are permitted under the standard OR methodology for individual buildings are **not** allowed under the transitional arrangements.
- Where a building on a site is **either** metered independently from the site meters **or** is fully sub-metered (ie where the building's energy consumption is metered both at the building level and at the site level) a building specific DEC based on the standard OR methodology should be produced. In this circumstance, the site benchmark will need to be adjusted to calculate the site-wide DEC for the remaining qualifying buildings on the site. Details of the adjustment process are included in the OR technical guidance.
- The default OR of 200 (ie a worse G rating) will be allocated to a qualifying building where:
  - The energy used by the building is not metered, ie no site level or building level meters; or where
  - The energy consumption data gathered is outside the tolerances defined in the standard OR methodology.
- The Energy Assessor is responsible for ensuring that building-specific information is not available before issuing a site-wide DEC and AR.

**Figure 2: Metering arrangements and the requirements for site-based DEC**



**Gas Supply**

The site has metered supply. For the purposes of the illustration all buildings on the site are occupied by qualifying institutions and visited by the public. Buildings 3, 4, 5, 6 are greater than 1000m<sup>2</sup> and require a DEC.

Building 3 has its own independent meters for all fuels. Building 4 is fully sub-metered. Buildings 3 and 4 must have their own DEC and AR as the building's meters are independent from the site meters.

Buildings 5 and 6 also **require DEC**s. Buildings 5 and 6 are all on the same site and are connected to site level meters.

**Electricity Supply**

A site DEC is possible for these buildings. The site-wide DEC will include energy consumptions and areas of buildings 1 and 2.

The options available for buildings 5 and 6 are either:

- a DEC and AR for each building, based on the standard OR methodology for buildings 5 and 6
- a site DEC and AR for buildings 5 and 6

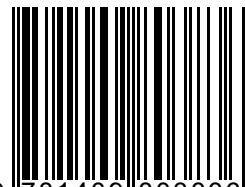
**Any buildings that are not connected to meters at all will get a default rating of 200 – a 'G' rating.**

## 8 Site-based advisory report

- (a) Under the transitional arrangements, a single advisory report may be produced for that part of the site or campus that is covered by a single DEC. Such advisory report will not be building specific and will include strategic energy efficiency improvement measures applicable across the site eg installing energy meters for individual buildings.
- (b) Under the transitional arrangements, a template advisory report for a specific sector may be used for all qualifying buildings on all sites and campuses in England and Wales. Such advisory report must be approved by government.
- (c) It is recommended that any advisory report produced under the transitional arrangements is replaced by an advisory report for each qualifying building after the first year.

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