

## Display Energy Certificates in Scotland

### Summary

*A Display Energy Certificate (DEC) measures performance based on actual annual energy usage.*

*The operational rating is a numeric indicator of the amount of energy consumed during the occupation of the building over a period of 12 months, based on meter readings. The indicators of operational performance are annual carbon dioxide emission per unit of area of the building caused by its consumption of energy, compared to a value that would be considered typical for the particular type of building. As a way of postponing any required Section 63 Action Plan improvements a DEC can be carried out on a building annually.*

### CO2 used based on actual energy used

The OR is presented on a label, which Scottish Ministers have determined is displayed on an “A to G” scale in a similar manner to energy performance certificates and many household appliances.

To enable the performance of a building to be compared with another, the calculation has several factors which can be adjusted. Each building is categorised and this determines with which benchmark the building will be compared. The benchmarks represent building use of a typical building of that type, under a number of standardised conditions for temperature, occupancy and proportion of non-electrical energy used. Under certain circumstances, these benchmarks may be adjusted according to location, occupancy and the ratio of non-electrical energy used.

Certain buildings have activities which span more than one of the building categories. In these cases it is possible to develop a bespoke composite benchmark which will be relevant to that specific building and the activities it houses.

Only approved DEC assessors can issue DEC's and these require to be lodged on the Scottish register.

### Using DEC's for Section 63 Action Plan compliance

The production of an annual DEC is one option within regulations for owners of buildings that are subject to The Assessment of Energy Performance of Non-domestic Buildings (Scotland) Regulations 2016.

Where, under those regulations, a building owner chooses to report annual operational energy use, the Display Energy Certificate (DEC) must be lodged to the Scottish EPC Register annually.

### Using DEC's for other purposes

Building owners and building tenants may elect to implement Operation Rating measures on a voluntary basis or in response to other legislative requirements, such as the UK Energy Savings Opportunity Scheme (ESOS)<sup>4</sup> which requires energy audits and reporting on the performance by most large (non-SME) companies.

In such cases, building owners should be aware of any reporting requirements imposed by legislation, for example, obtaining both a DEC and the accompanying Advisory Report.

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