

## HAMPSHIRE COUNTY COUNCIL

### Report

<b>Committee:</b>	Environment & Transport Select Committee
<b>Date:</b>	12 May 2011
<b>Title:</b>	Display Energy Certificates
<b>Report From:</b>	Director of Culture, Communities and Business Services

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#### 1. Purpose of Report

- 1.1. This report is to update the Committee on the progress to date in providing Display Energy Certificates (DEC) for the County Council's buildings.
- 1.2. It will outline the current performance of the buildings for which a DEC has been prepared and compare year on year performance.
- 1.3. The report will also detail the costs of providing the DECs to date.

#### 2. Contextual Information

- 2.1. From 1 October 2008 all public buildings frequently used by members of the public were required to display operational energy consumption data known as the Display Energy Certificate (DEC).
- 2.2. Initially this applied to all buildings whose floor area was in excess of 1000m<sup>2</sup>. Where there were a number of buildings on the same site (so called campus sites) one DEC was prepared for the whole site. For the current (2010) year this has changed such that every individual building greater than 1000m<sup>2</sup> on a campus site now requires an individual DEC as well as a DEC for the whole site. This change to the regulations has increased by almost 50% the number of DECs required to be produced and lodged with the government's agents.
- 2.3. The DEC looks similar to the energy rating stickers found on white good and ranges from A rating (the lowest energy consumption and therefore best performing) to G rating (highest energy consumption).
- 2.4. The DEC comprises two main section, the first being the A-G rating for the building and the second is the annual energy consumption in kWh. The A-G rating is a comparative rating relative to other similar buildings to allow direct comparison of buildings and equate performance across a range of building types.

2.5. The energy consumption for the site or building is calculated using the utility bills (gas and electricity predominantly, but includes oil and LPG supplies).

### 3. Progress and Performance to Date

3.1. In 2008 and 2009 the total number of DEC's prepared for County Council buildings was 360. Of these 345, or 96% were school sites.

3.2. In 2010, reflecting the change to the regulations, 538 DEC's were prepared, again almost all were for schools.

3.3. The breakdown of the rating for the first two years was as follows:

<b>Rating</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
<b>2008</b>	<b>3</b>	<b>11</b>	<b>61</b>	<b>114</b>	<b>106</b>	<b>39</b>	<b>26</b>
<i>2008 % of total</i>	<i>1%</i>	<i>3%</i>	<i>17%</i>	<i>31.5%</i>	<i>29.5%</i>	<i>11%</i>	<i>7%</i>
<b>2009</b>	<b>0</b>	<b>26</b>	<b>73</b>	<b>128</b>	<b>81</b>	<b>36</b>	<b>16</b>
<i>2009 % of total</i>	<i>0</i>	<i>7.7%</i>	<i>20.8%</i>	<i>35.5%</i>	<i>22.5%</i>	<i>10%</i>	<i>5%</i>

Overall the average 'score' improved from 100 (in 2008) to 96 (in 2009), an improvement of 4%

3.4. For the current year the numbers of DEC's are as follows

<b>Rating</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
<b>2010</b>	<b>0</b>	<b>19</b>	<b>132</b>	<b>184</b>	<b>137</b>	<b>52</b>	<b>14</b>
<i>2010 % of total</i>	<i>0</i>	<i>3.5%</i>	<i>24.5%</i>	<i>34%</i>	<i>25.5%</i>	<i>10%</i>	<i>2.5%</i>

3.5. Whilst a direct comparison of the numbers of DEC's in each rating class is made more complex because of the regulation changes, the average 'score' has improved again from 96 to 93 with a consistent spread of buildings in each rating across the three years.

3.6. Where it is possible to compare sites like for like (i.e. those which are not campus sites with more than one DEC) it is clear that there are consistent performers in all categories and the improvement in the overall performance is encouraging.

3.7. In the report to this Committee in April 2010 it was anticipated that the proportion of G rated buildings would substantially increase because of the change in the regulations and the way the data for each building had to be compiled.

3.8. Subsequent clarification of the regulations has enabled a pro-rata approach to be taken for the energy consumption for campus buildings (the previous

guidance implied where a building without energy metering would immediately default to a G rating), hence the data in the table above which shows only a small proportion of buildings rated in the poorest categories (F & G)

- 3.9. In 2008 the cost of producing the first round of 360 DEC's was £159,000, made up of professional time and the lodgement fee for the certificate. This cost was reduced to £49,000 in 2009 reflecting the reduced time required to renew the certificate.
- 3.10. It was anticipated that the costs to produce the 2010 would increase to approximately £175,000 because of the changes to campus DEC's and the additional work involved in gathering the data for each individual building and lodging the certificates with the government agency.
- 3.11. In practice, whilst the costs have increased over those incurred in 2009, the costs of producing the 538 DEC's in 2010 was £76,000. This was achieved by streamlining the data gathering and analysis process and negotiating a reduction in the lodgement fee.
- 3.12. A consultation document issued by the government early in 2010 proposed that the building area threshold would be lowered from 1000m<sup>2</sup> to 500 m<sup>2</sup> and that within five years this is further reduced to 250m<sup>2</sup>. There has been no further action to date on these proposals which are currently under review.

#### **4. Conclusions**

- 4.1. Analysis of the latest set DEC's shows there is an overall improvement on the ratings across the range and taking an aggregated rating the score has improved from 96 to 93 overall (3%).
- 4.2. Improvements in ratings have been made by a number of sites, some will be genuine improvements as a result of improved energy management by the building users, and some sites may have achieved the improvement as a result of more accurate energy data.
- 4.3. Having recently completed the roll out of smart meters across the estate the improved level of data accuracy will enable genuine trends to be identified in future years.

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

Document

Location

None

## **IMPACT ASSESSMENTS:**

### **1. Equalities Impact Assessment:**

- 1.1. Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

### **2. Impact on Crime and Disorder:**

- 2.1. The proposals in this report have no impact on the prevention of crime.

### **3. Climate Change:**

- 3.1. The proposals in this report have no impact on the carbon footprint / energy consumption?
- 3.2. The proposals in this report have no impact on the adaptation to climate change