

HAMPSHIRE COUNTY COUNCIL**Report**

Committee:	Environment and Transport Select Committee
Date:	6 April 2010
Title:	Display Energy Certificates
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Report From:	Director of Property, Business and Regulatory Services

Contact name: Steve Clow

Tel: (01962) 847858 **Email:** steve.clow@hants.gov.uk

1. Purpose of Report

- 1.1. This report is to update the Committee on the progress to date in providing Display Energy Certificates (DECs) for the County Councils buildings.
- 1.2. It outlines the current performance of the buildings for which a DEC has been prepared and compares year on year performance.
- 1.3. The report also details the costs of providing the DECs to date and discusses the impact of the government's proposed amendment to these criteria.

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 1000m². Where there were a number of buildings on the same site (so called campus sites) one DEC was prepared for the whole site.
- 2.3. The DEC looks similar to the energy rating stickers found on white goods 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 sections, 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. The breakdown of the rating for the first two years is as follows:

Rating	A	B	C	D	E	F	G
2008	3	11	61	114	106	39	26
2009	0	26	73	128	81	36	16
change	-3	15	12	14	-25	-3	-10

Overall the average 'score' improved from 100 to 96, an improvement of 4%

3.3. Three buildings previously rated A in 2008 have been downgraded in 2009. The reason appears to be a lack of accurate energy data when the first DEC was produced.

3.4. For the future 2010 surveys all buildings in excess of 1000m² on campus sites must have an individual DEC. Building records shows that this will apply to a further 167 buildings across the County Council estate and will therefore bring the total number to 527

3.5. Part of the preparation of the DEC requires analysis of the energy consumption for each building. Most of the buildings on the majority of campus sites will not have sufficient sub-metering to allow accurate measurement of the energy used by that building. In such cases the building will be given a default G rating resulting in a substantial increase in the proportion of the County Council's estate with the lowest rating – from the current level of 4.5% to 34%

3.6. Clearly this position will gradually improve as the sub-metering of gas and electricity supplies to these buildings is rolled out as part of the smart meters programme and the energy use for each building can be established. The £1 million granted by the Schools Forum will help fund this programme in schools and although work on the project is now well advanced, it is anticipated this would take two years to complete in full.

3.7. 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.

3.8. In 2010 the costs will increase to approximately £175,000 as all of the buildings on the campus sites will need to have a full survey.

3.9. The government have recently introduced a consultation document <http://www.communities.gov.uk/publications/planningandbuilding/extendingdecia> (2 March 2010 – 25 May 2010) relating to changes to the legislation covering DEC's. The consultation document proposed that the building area

threshold is lowered from 1000m² to 500 m² and that within five years this is further reduced to 250m². The impact on costs and resources of this proposed change is currently being reviewed.

4. Conclusions

- 4.1. Analysis of the first sets of DEC's shows there is an overall improvement on the ratings across the range and taking an aggregated rating the score has improved from 100 to 96 (4%).
- 4.2. Improvements have been made by a significant number of sites, some will be genuine improvements in the rating 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 being available in 2009. It is anticipated that data gathering will be simpler when smart meters are installed and the data will be more accurate.
- 4.3. There will be a number of challenges in 2010 with the introduction of DEC's for buildings on campus sites which will lead to an increase in G rated buildings.
- 4.4. The government's proposals to reduce the area of the building which require a DEC will increase the cost of providing a DEC for each site. It is estimated that this will double the cost of providing DEC's for the County Council estate.

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 County Council has in place a number of initiatives to support the reduction of the County Council's carbon foot print through compliance with legislation for Display Energy Certificates, Carbon Reduction Commitment (CRC) regulations and work to meet National Indicators 185 and 194.