



Londonwide LMCs

The professional voice of London general practice

Display Energy Certificate (DEC) - change in requirements

The Energy Performance of Buildings Regulations 2012 requires Display Energy Certificates (DEC) in public buildings. It covers buildings where the total useful floor area of the building exceeds 250 metres square and which 'are occupied in whole or part by public authorities and frequently visited by the public'.

Legal advice has been sought with regard to whether this applies to practices. The view is that for the purposes of a GP 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 legal view is that it would be for the occupier of the building, rather than the owner to arrange the DEC (the use of the building will usually be dictated by the occupier so it would make sense for them to arrange this if the above criteria is applicable). The position might be different, however, if NHS Propco owns the building rather than a private landlord, in which case NHS Propco 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. The DEC is purely 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. The Regulations can be viewed [here](#).

If you are a member of the LMC Buying Group you may wish to look at the environmental services available through the group.

ASI Environmental can be contacted via telephone or email: 0800 161 3384 or enquiries@asi-surveys.co.uk. All prices include a full assessment, lodging of Display Energy Certificates and Aavisories. To ensure you get the discounted price you will need to mention you are a member of the LMC Buying Group.