



*Niche* | Communications

working to fulfill your Display Energy  
Certificates (DEC) requirements



## Niche Communications a brief history

Niche are no 'flash in the pan' company, formed in 1993 we have over 15 years experience providing solutions and services to a wide variety of industry sectors. We are privately owned and have grown on a yearly basis from 3 people to an organisation of well over 100.

We have been in the forefront of the government drive to reduce energy usage and carbon emissions in the residential sector and are recognised as the largest independent provider of Energy Performance Certificates (EPC) which form part of the Home Information Packs (HIP), an obligatory item required when a property is sold.

Our employed resource of over 50 Domestic Energy Assessors are highly trained and produce on average nearly 5,000 EPC's per month and because estate agents cannot start marketing a property until a HIP is ordered we recognise the importance of a fast turn-around and world class customer service.

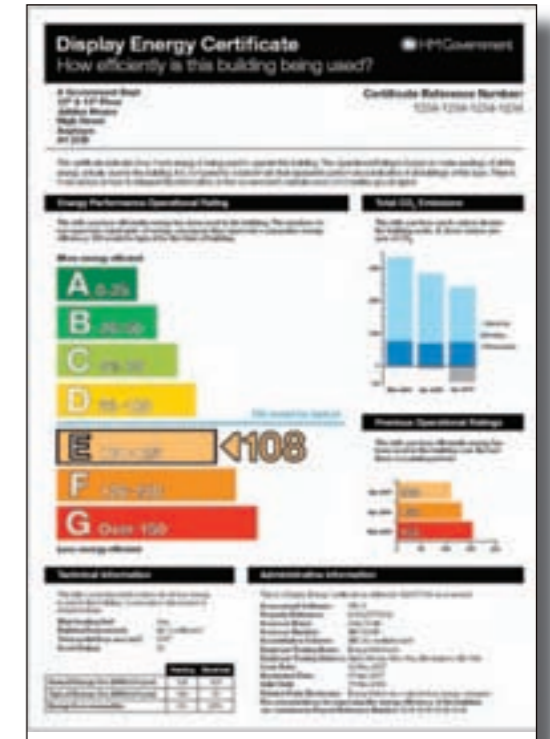
I am incredibly proud of the quality of our employees and the service we offer. Continual training ensures that we can offer a service that can rival anybody in our field. We are now in a position through this training to offer Display Energy Certificates to the public sector and I am confident that our new clients can expect the same level of service that current clients have been experiencing for many years.

I hope that you will place your trust in Niche Communications, I promise you will not be disappointed.

Andy South  
Managing Director  
Niche Communications

# your energy efficiency partner

As part of the governments commitment to reducing greenhouse gas emissions in the UK and to comply with a number of EU directives the government introduced legislation that meant that from 1st October 2008 public sector occupiers of buildings over 1,000m<sup>2</sup> have needed to display a Display Energy Certificate (DEC) in a prominent place. This is due to be the initial phase of legislation that will eventually see all buildings over 250m<sup>2</sup> requiring a Domestic Energy Certificate on a yearly basis.



Niche Communications are at the forefront of energy performance evaluation and are experts in the Display Energy Certificate process. We have produced this simple guide to help answer some of the main questions we are being asked.



### What is a Display Energy Certificate ?

A DEC shows the energy performance of a building based on the actual energy usage as recorded annually. DEC's have to be updated annually and property managers affected by this law will need to have annual energy meter reading. The legislation also states that a DEC must be renewed every 12 months and that it should be clearly displayed (A3 size) in a prominent place clearly visible to the public.

### Whose responsibility is the DEC ?

The responsibility of commissioning and sourcing a DEC is the "occupiers". This obligation was introduced by Law and will be enforced by Trading Standards Officers who have been given additional funds to ensure that both residential and public sector requirements are being adhered to. Failure to comply may result in the issue of a penalty charge notice.

### What is the process for getting a DEC ?

DEC's can only be produced by accredited Energy Assessors like Niche Communications and producing a DEC involves

a visit to the property by the Energy Assessor as well as an analysis of the current energy usage of the building. The Assessor will use Government approved software and calculation methods to produce the DEC which will show the energy efficiency of a building in the form of a rating (A to G). It will also show the CO2 emissions of the building per square metre. The Assessor will also examine current and previous energy bills and the combination of this analysis and the DEC will enable the Assessor to compile the Advisory Report which will itemise recommendations on how the energy efficiency of the building could be improved. This along with the DEC will be presented to the occupier and lodged in a national register

### What Penalties are there for non compliance ?

As stated earlier, failure to comply may result in the issue of a penalty charge notice. This notice can only be issued within 6 months of the date of a DEC and advisory report was required. The penalty is £500 for failing to display a DEC at all times in a prominent place clearly visible to the public and £1,000 for failing to have possession of a valid advisory report. It is then still necessary to commission the documents.

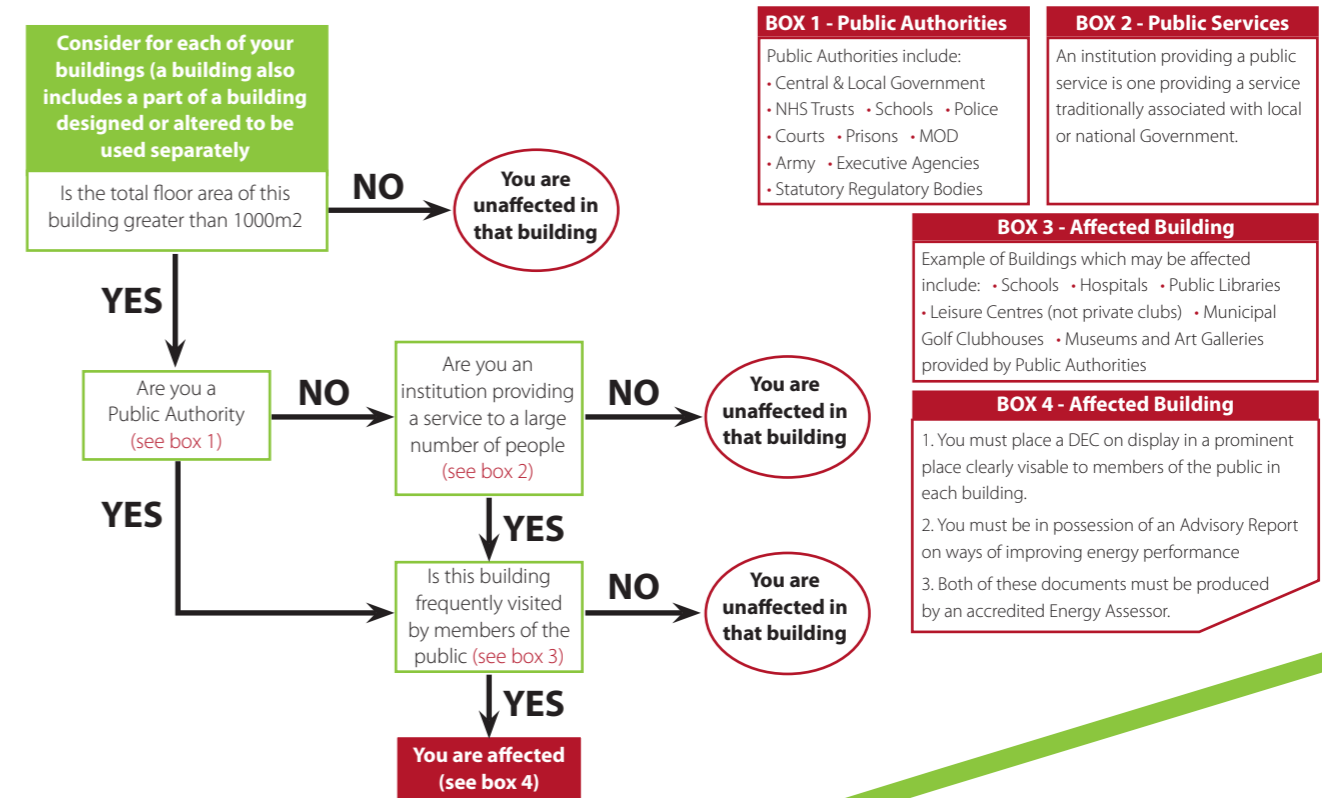
### How much will a DEC cost ?

As with any new regulations pricing for this service is under constant review by all the companies offering Display Energy Certificates. Prices are also dependent on the correct energy information being made available by the client (copies of energy invoices for all suppliers are required). This is so that the Advisory Report showing how energy

savings can be made can be compiled.

It is a requirement by the Government that a DEC is carried out annually but that an Advisory Report is only required every seven years, hence it is likely that most companys will charge on a initial visit and subsequent yearly updates. We are happy to work on a job by job basis or submit tenders for any ongoing requirements

## Who is required to have a Display Energy Certificate ?



# answering your questions



We have a number of trained DEC Assessors in a 50 strong Field Energy Team, along with Emma Vinten our Energy Operations Manager who has an unrivalled level of knowledge of the industry and sits on a number of CLG advisory committees.

Our employed resource allows us to cover anywhere in England from Nottingham down, although we do have access

to independent DEC Assessors in other parts of the country.



**Emma Vinten**  
Energy Operations Manager

Contact Emma on 07774 018784  
or by e-mail at  
[emma.vinten@nichecom.co.uk](mailto:emma.vinten@nichecom.co.uk)



**Charlotte Isaacs**  
DEC Manager  
(Councils & Local Government)

## Councils and local Government Offices

Charlotte heads up our relationships with local councils and other government/council bodies such as the police.

She has been involved in energy efficiency since the start of the governments initiatives and was one of the first qualified Domestic Energy Assessors in the country and has produced over 1500 Energy Performance Certificates for residential properties prior to completing her DEC qualifications.

Having worked with a number of councils it is clear that many of them clearly understand their responsibilities for not just commissioning the Display Energy Certificate but also taking action based on the Advisory Report that accompanies the DEC.

Charlotte's role is to assist councils and government offices to make a real difference in saving energy and meeting the governments green obligations.

Contact Charlotte on 07780 708298 or by e-mail at [charlotte.isaacs@nichecom.co.uk](mailto:charlotte.isaacs@nichecom.co.uk)



**Katie Gammie**  
DEC Manager  
(NHS Trust & Health)

## NHS Trusts and other Health Institutions

Katie has a wealth of experience in the energy field and like many of her colleagues was one of the first Domestic Energy Assessors in the country. She has also been working for Niche for nearly five years and has risen through the ranks to her current position.

Niche quickly identified the special needs of NHS Trusts and other health institutions when it comes to energy efficiency and cutting carbon dioxide emissions and therefore decided to have a dedicated resource to this area.

We will work with your energy officer to not only produce the required DEC and advisory report but if required on an ongoing consultancy basis to help implement any recommendations.

Contact Katie on 07920 134200 or by e-mail at [katie.gammie@nichecom.co.uk](mailto:katie.gammie@nichecom.co.uk)



**Nic Saw**  
DEC Manager  
(Schools & Education)

## Educational Institutions including Universities

Nic is probably the only Australian who can't play cricket, however he is an excellent DEC Manager who also gained experience within the energy arena by qualifying as a Domestic Energy Assessor and producing Energy Performance Certificates within the residential property market.

Niche believe that the education market warrants a specific resource and Nic has quickly forged links with some of the major university faculties and we are currently undertaking DEC's for a number of schools. We also recognise the importance of educating students on energy efficiency and conservation and Nic or one of his colleagues is happy (when time permits) to give talks to pupils on his work and the general issue of climate change.

Contact Nic on 07717 860691 or by e-mail at [nic.saw@nichecom.co.uk](mailto:nic.saw@nichecom.co.uk)

meeting your requirements



Since the introduction of the governments green energy legislation, Niche have produced over 50,000 Energy Performance Certificates for residential property using our 50 employed Domestic Energy Assessors.

Our attention to detail and quality of service is now available to all public sector bodies that require Domestic Energy Certificates.

For further details please call us or go to our web site.

*Niche* | Communications  
**[www.nichecom.co.uk](http://www.nichecom.co.uk)**  
**0118 977 0690**  
Salisbury House, Milton Road  
Wokingham, Berkshire RG40 1DB  
Fax: 0118 977 0691  
[decs@nichecom.co.uk](mailto:decs@nichecom.co.uk)



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then please go to  
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and fill in our short questionnaire  
and one of our DEC Managers  
will be in touch