



## Making energy performance certificate and related data publicly available

### **Guidance for authorised recipients**





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Department for Communities and Local Government

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Any enquiries regarding this document/publication should be sent to us at:

Department for Communities and Local Government  
Eland House  
Bressenden Place  
London  
SW1E 5DU  
Telephone: 030 3444 0000

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## **ENERGY PERFORMANCE CERTIFICATE DATA – GUIDANCE FOR AUTHORISED RECIPIENTS**

### **1. What is Energy Performance Certificate data?**

The term “Energy Performance Certificate data” means the data contained in or that has been collected to produce a:

- Domestic Energy Performance Certificate;
- Non-domestic Energy Performance Certificate
- Display Energy Certificate; and
- Air Conditioning Inspection Report.

### **2. What is the Energy Performance Certificate Register?**

The Energy Performance Certificate Register is a central register which stores completed Energy Performance Certificates, Display Energy Certificates and Air Conditioning Inspection Reports.

### **3. Who is Landmark?**

[Landmark](#) is a commercial company that maintains the Energy Performance Certificate Register on behalf of Government.

### **4. What is an authorised recipient?**

An authorised recipient is any organisation that is listed at regulation 3 of Statutory Instrument 2012/809.

The Government may make domestic and non-domestic Energy Performance Certificates and Air Conditioning Inspection Reports available in bulk to an authorised recipient.

The following organisations are authorised recipients:

- either House of Parliament;
- a government department;
- a person or body to which section 6 of the National Audit Act 1983 applies;
- the Welsh Ministers;
- the National Assembly for Wales
- the Scottish Parliament, the Scottish Executive, an office-holder in the Scottish Administration or a Scottish Public Authority;
- the Northern Ireland Assembly or a Northern Ireland Department;
- a county council, district council or parish council in England;

- a London borough council;
- the Greater London Authority;
- a local authority within the meaning of section 61 of the Local Government in Scotland Act 2003
- a local authority within the meaning of section 175 of the Local Government (Wales) Measure 2011
- a council of a district or borough within the meaning of the Local Government Act (Northern Ireland) 1972;
- a university, including a university college (or any institution in the nature of a college in a university) or a school or hall of a university;
- a provider of higher education as defined in section 579(1) of the Education Act 1996;
- a provider of further education as defined in section 2(3) to (5) of the Education Act 1996;
- a charity whose purposes include—
  - the conduct of research into the earth's climate or environment or research into the construction, design or use of buildings, or
  - the promotion of energy efficiency in buildings;
- a registered provider of social housing;
- a person who operates an accreditation scheme approved by the Secretary of State
- under regulation 25;
- a green deal relevant person;
- the holder of a licence under section 6(1)(c) or (d) of the Electricity Act 1989 as modified under section 41(1) of the Energy Act 2008;
- a person (other than a natural person) certificated under the Microgeneration Certification Scheme.

Authorised recipients will be required to sign a licence agreement before they can access Energy Performance Certificate data in bulk.

On the transfer of Energy Performance Certificate data to authorised recipients, they will automatically become Data Controllers, as defined by the Information Commissioners Office. They will therefore be bound to the condition of the Data protection Act 1998. In particular, covering how they reuse or process the data.

The Government reserves the right to decline to provide authorised recipients with Energy Performance Certificate data for a limited period or permanently.

## **5. What about Display Energy Certificates?**

Display Energy Certificates are intended to be displayed in public buildings so anyone, not just authorised recipients, will be able to access Display Energy Certificate data in bulk, subject to payment of the processing charge described below.

**6. I am not on the list of authorised recipients. How can I apply to become authorised?**

In the first instance, you should contact <mailto:epc.enquiry@communities.gsi.gov.uk> who will be able to advise on the process for applying to become an authorised recipient. Only certain organisations will be approved as authorised recipients and there is no guarantee that the Department will agree to include your organisation in the list of authorised recipients.

**7. What is a data pack?**

The term “data pack” means the data that is contained in a single Energy Performance Certificate (or Display Energy Certificate or Air Conditioning Inspection Report) together with some of the background data that has been collected to produce the document.

There are three types of data packs: “small”, “medium” and “large”. These terms are defined at Annex A

**8. I am an authorised recipient. How can I access the bulk data?**

Following authorisation, by contacting Landmark using the details provided by the Department.

**9. Are Energy Performance Certificate holders able to opt-out of their data being made available in this way?**

Yes. The holder of an Energy Performance Certificate or an Air Conditioning Inspection Report can opt-out of having their data made publicly available.

However, Display Energy Certificate holders cannot opt-out.

**10. Can the data be made available by local authority area etc?**

Yes, the data can be made available by:

- region;
- county;
- local authority area;
- constituency.

## 11. How much is a data pack?

The cost of a data pack varies according to size of the pack. The cost of a single data pack is set out below:

- small data pack: £0.01;
- medium data pack: £0.05;
- large data pack: £0.10.

There will be a minimum charge of £100.00 for each order. Where the amount of data requested exceeds 10MB, and is therefore too large to be e-mailed, there will be an additional charge to cover the cost of any data storage device and delivery costs.

## 12. I will want more than just one data pack. How much will that cost?

That depends on the size of the data pack and the number of records requested. Two examples of how the actual charge would be calculated is set out below:

### Example:

User requests all domestic Energy Performance Certificate small data packs for a particular county. If there are 100,000 domestic Energy Performance Certificates for that county, the actual cost would be:

$$£0.01 \times 100,000 = £1,000$$

### Example:

User requests all non-domestic Energy Performance Certificate medium data packs for a particular county. If there are 25,000 domestic Energy Performance Certificates for that county, the actual cost would be:

$$£0.05 \times 25,000 = £1,250$$

## 13. Is VAT payable?

Yes, VAT at the current rate will be charged for each transaction.

**14. Why are you imposing a charge for this data?**

We are not charging for the data. We are imposing a charge to cover the cost of collating and providing the data.

**15. Is there any way of avoiding this charge?**

Yes, individual Energy Performance Certificates, Display Energy Certificates and Air Conditioning Inspection Reports can be accessed free of charge at the Energy Performance Certificate register website. However, you will only be able to access a copy of the actual certificate and you will not be able to access the data in bulk

**16. Can a regular update of the data be arranged?**

Yes. Please contact Landmark to arrange this. There will be an additional fixed fee of £200 per update for this service.

**17. Are there any conditions that I will have to comply with to receive Energy Performance Certificate data in bulk?**

Yes, you will have to comply with the terms of the licensing agreement and the conditions set out at Schedule 2, Part 2 of Statutory Instrument 2012/809.

**18. What happens if I fail to comply with the conditions for receiving Energy Performance Certificate data in bulk?**

The Government reserves the right to refuse to provide authorised recipients with EPC data for a limited period or permanently depending on the severity of misuse or non compliance. In addition, an organisation that is certificated or accredited under the Green Deal or Energy Performance of Buildings Directive accreditation framework may have its certification or accreditation revoked.



## **DOMESTIC ENERGY PERFORMANCE CERTIFICATES**

### **What is a small data pack?**

For the purposes of domestic EPCs, a small data pack contains the following data items for each property:

- address of the property (including the postcode);
- energy efficiency rating;
- potential energy efficiency rating;
- property type;
- inspection date; and
- lodgement date.

### **What is a medium data pack?**

For the purposes of domestic EPCs, a medium data pack contains all of the data items in a small data pack, plus the following data items for each property:

- transaction type;
- current environmental impact;
- potential environmental impact;
- current energy consumption;
- potential energy consumption;
- current CO<sub>2</sub> emissions;
- current CO<sub>2</sub> emissions per floor area;
- potential CO<sub>2</sub> emissions;
- current lighting cost;
- potential lighting cost;
- current heating cost;
- potential heating cost;
- current hot water cost;
- potential hot water cost;
- total floor area;
- energy tariff;
- whether the property is connected to the gas network;
- floor level;
- whether the property is on the top floor (for flats);
- if the property is a flat not on the top floor the storey count for the property;
- overall dimensions and size of the building;
- type of heating controls;
- proportion of windows which are multi-glazed;

- types of glazing and area glazed;
- number of extensions to the property;
- number of habitable rooms;
- number of heated rooms;
- proportion of low energy light bulbs; and
- number of open fireplaces

### **What is a large data pack?**

For the purposes of domestic EPCs, a large data pack contains all of the data items in the small and medium data packs plus the following data items for each property:

- name of accreditation scheme;
- recommended improvements;
- language code;
- hot water heating source;
- energy efficiency of hot water heating source;
- environmental efficiency of hot water heating source
- description of underfloor heating
- energy efficiency of underfloor heating
- environmental efficiency of underfloor heating
- description of windows;
- energy efficiency of windows;
- environmental efficiency of windows;
- energy efficiency of walls;
- environmental efficiency of walls;
- description of secondary heating
- energy efficiency of secondary heating;
- environmental efficiency of secondary heating;
- description of roof;
- energy efficiency of roof;
- environmental efficiency of roof;
- description of main heating;
- energy efficiency of main heating;
- environmental efficiency of main;
- description of main heating controls;
- energy efficiency of main heating controls;
- environmental efficiency of main heating controls;
- description of lighting;
- energy efficiency of lighting;
- environmental efficiency of lighting
- Main fuel type;
- Number of wind turbines;
- Energy tariff;
- Heat loss corridor;
- Unheated corridor length;

- Floor height;
- Photovoltaic supply;
- Solar water heating;
- Mechanical ventilation.

## **NON-DOMESTIC ENERGY PERFORMANCE CERTIFICATES**

### **What is a small data pack?**

For the purposes of non-domestic EPCs, a small data pack contains the following data items for each property:

- address of the property (including the postcode);
- energy efficiency rating;
- property type;
- inspection date; and
- lodgement date

### **What is a medium data pack?**

For the purposes of non-domestic EPCs, a medium data pack contains all of the data items in a small data pack, plus the following data items for each property:

- transaction type;
- benchmark against other new build or existing properties as appropriate;
- whether the property is a level 3, 4 or 5 building;
- main heating fuel;
- other fuel description;
- whether the property has specialised energy requirements;
- the renewable sources of energy (if any) used by the property;
- floor area;

### **What is a large data pack?**

For the purposes of non-domestic EPCs, a large data pack contains all of the data items in the small and medium data packs plus the following data items for each property:

- standard emissions rate;
- target emissions rate;
- typical emissions;
- recommended improvements;
- whether building is air-conditioned;
- air-conditioning rated output; and
- whether an air-conditioning inspection has been commissioned; and
- related party disclosures.

## **DISPLAY ENERGY CERTIFICATES**

### **What is a small data pack?**

For the purposes of DEC's, a small data pack contains the following data items for each property:

- address of the property (including the postcode);
- energy efficiency rating in current year;
- proportion of CO<sub>2</sub> emissions attributable to electricity use in current year;
- proportion of CO<sub>2</sub> emissions attributable to energy used to heat the property in current year;
- proportion of CO<sub>2</sub> emissions from renewables used in the property in current year;
- property type;
- inspection date and
- lodgement date.

### **What is a medium data pack?**

For the purposes of DEC's, a medium data pack contains all of the data items in a small data pack, plus the following data items for each property:

- benchmark against other new build or existing properties as appropriate;
- main heating fuel;
- other fuel description;
- whether the building has specialised energy requirements;
- sources of renewable energy (if any) used by the property;
- floor area; and

### **What is a large data pack?**

For the purposes of DEC's, a large data pack contains all of the data items in a small and medium data pack, plus the following data items for each property:

- annual fuel usage;
- typical fuel usage;
- whether the building is air-conditioned;
- annual electricity usage;
- typical electricity usage;

- proportion of fuel from renewables;
- proportion of electricity from renewables;
- CO<sub>2</sub> emissions from electricity use in previous years;
- CO<sub>2</sub> emissions from heating in previous years;
- CO<sub>2</sub> emissions from renewables in previous years;
- Energy efficiency rating in previous years;
- Whether the building is air-conditioned;
- air-conditioning rated output; and
- whether an air-conditioning inspection has been commissioned

## **AIR-CONDITIONING INSPECTION REPORTS**

### **What is a small data pack?**

For the purposes of air conditioning reports, a small data pack contains the following data items for each property:

- the address (including the postcode);
- property type;
- rating;
- inspection date.

### **What is a medium data pack?**

For the purposes of air conditioning reports, a medium data pack contains all of the data items in a small data pack, plus the following data items for each property:

- name of equipment owner and telephone number;
- name of their organisation;
- owner's address;
- person responsible for the operation of the air-conditioning equipment;
- operator's employer;
- operator's address; and
- name of the building.

### **What is a large data pack?**

For the purposes of air conditioning reports, a large data pack contains all of the data items in a small and medium data pack, plus the following data items for each property:

- date when equipment assessed as F-gas compliant;
- air conditioning kilowatt rating;
- treated floor area;
- air conditioning system metered;
- total refrigerant charge;
- sub-system number;
- sub-system description;
- refrigerant type; and
- sub-system age