

**Reference Number:** 101004475379

**Response provided under:** Freedom of Information Act 2000

**Request & Response:**

**Request in bold:**

Response in plain text:

**This enquiry revolves around the compliance of Display Energy Certificates (DECs) and Energy Performance Certificates (EPCs) within your local authority area.**

**Regulations 34-34A of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2012 (as amended) deal with enforcement and outline the powers and the responsibilities of the Enforcement Authorities and their officers.**

**1. Regarding DECs, how many public buildings are compliant with the regulations and have the appropriate DEC in place?**

Lodgement statistics for DECs on public buildings are held centrally rather than by Local Government. As such, although Cornwall Council is an Enforcement Authority under the regulations we do not hold data on the number of public buildings that are compliant. The Ministry of Housing, Communities and Local Government is the relevant body to contact regarding this information.  
<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>

**2. If a member of the public reported a building without a DEC, would Trading Standards issue a penalty for non-compliance?**

All complaints and reports are assessed and prioritised by means of a prioritisation matrix

**3. How many enquiries had Trading Standards made in each of the following for potential non-compliance of the EPBD regulations?**

- a. New Build EPC – 0
- b. Dwellings EPC (for sale) – 63 audits\* (2017/18);
- c. Dwellings EPC (for rental) – see above audit figure (2017/18); 3 enquiries (2018/19); 1 (2019/20)
- d. Non-dwellings EPC – 3 (2019/20)
- e. DEC – 10 audits

**4. Of the above enquiries how many were found to be non-complaint with the regulations?**

19 (2017/18); 3 (2018/19)

**5. How many of the following has Trading Standards issued for transgression of the regulations?**

- a. Warning letter – 4 (2017/18); 3 (2018/19)
- b. Penalty notice – 9 (2017/18); 19 (2018/19)

**6. How much extra funding Trading Standards receive from Central Government for encouraging compliance of and enforcement of EPBD regulations?**

No funding received.

**7. Since May 21<sup>st</sup> 2010 what work has been carried out by local Trading Standards with regard to enforcing compliance of the regulations for the following:**

- a. New Build EPC
- b. Dwellings EPC (for sale)
- c. Dwellings EPC (for rent)
- d. Non-dwellings EPC
- e. DEC

See figures provided at Point 3 above.

In terms of historical data, this level of detail is not readily discernible from our systems, as there are no specific codes to extract the information. Attempting to extract 9 years of data regarding EPCs would be a lengthy process. Often EPC complaints are merged with other issues.

\*In 2017/18 a cross-cutting project looking at Estate Agent and Letting Agent compliance resulted in pro-active enforcement and advice on compliance in this area (reflected in the figures above). This work continued into 2018/19.

**Information provided by:** Neighbourhoods & Public Protection  
Commercial Services

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