



Department for
Communities and
Local Government

Making Better Use of Energy Performance of Buildings Data

Privacy Impact Assessment



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Privacy Impact Assessment

1. Introduction

- 1.1. This Privacy Impact Assessment (“PIA”) sets out how the Department for Communities and Local Government (“DCLG”) is considering privacy issues in the context of enabling more open access to data held on the Energy Performance of Buildings (“EPB”) domestic and non-domestic Registers through amendments which are being made to the Energy Performance of Buildings (England and Wales) Regulations 2012 (“the EPB Regulations”). The data which is held on the registers includes the data from Energy Performance Certificates (“EPCs”), Display Energy Certificates (“DECs”) air conditioning reports and recommendation reports. This data represents a potentially invaluable source of information about the energy efficiency of buildings in England and Wales to help deliver UK climate change objectives. As emissions from buildings account for 40 – 45% of all carbon emissions in the UK, it is important to ensure that emissions are reduced by making existing buildings more energy efficient and designing and constructing new buildings to a high standard of energy efficiency. Providing increased access to EPB data held on the registers can help to achieve this.
- 1.2. The Government has made a commitment to greater transparency of information held by public authorities and the publication of energy performance of buildings data will provide opportunities for researchers, businesses and other interested parties to maximise the economic, social and environmental benefits for the United Kingdom. Under the Environmental Information Regulations 2004 (“EIR”) public authorities also have a duty to progressively make environmental information available to the public by electronic means which are easily accessible.
- 1.3. The Government believes that greater access to the EPB data, including wider access to that data in bulk format (i.e. access to data items for multiple records in a single file), will enable a range of public benefits including the following:
 - it will enable increased research and technological innovation to improve the understanding of UK building energy efficiency and improve performance over time;
 - it will enable households at risk from fuel poverty to be more readily identified and support local programmes intended to address this issue;
 - public awareness of the energy efficiency of buildings can be enhanced through real estate companies making more extensive use of EPB data to enable potential buyers or tenants to compare available properties to find those which are most energy efficient;

- large property management companies will be able to better manage their building stock using EPB data. Low performing properties could be more easily identified and upgraded.
- 1.4. The Government takes privacy issues seriously and we have considered these matters carefully since the initial stage of this project. PIAs are carried out for all projects involving the use of data which could potentially be considered personal data to help ensure the data are treated appropriately and to set out how data controllers are addressing privacy risks.
 - 1.5. The Information Commissioner’s Office (“ICO”) defines a PIA as ‘a process which helps assess the privacy risks to individuals in the collection, use and disclosure of information.’ PIAs also ‘help identify privacy risks, foresee problems and bring forward solutions.’ PIAs help to ensure that any concerns are addressed appropriately and aim to minimise privacy impacts and ensure compliance with data protection law.’
 - 1.6. This PIA provides background on the open data release for energy performance of buildings data, an assessment of the data privacy issues this gives rise to and how these are being dealt with to reduce potential risks. In producing this PIA, views of a range of interested parties have been considered including the UK Anonymisation Network.

2. Background

- 2.1. The EPB Regulations enacted the requirements concerning the inspection and certification of the energy performance of buildings of Directive 2010/31/EU of the European Parliament and of the Council on the energy performance of buildings (recast) (“the Directive”), which replaced Directive 2002/92/EC on the energy performance of buildings (“the original Directive”). The EPB Regulations also consolidated the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 (“the 2007 Regulations”) which had implemented the original Directive.
- 2.2. The Directive is designed to increase the energy efficiency of buildings, reduce their carbon emissions and lessen the impact of climate change. This complements the Climate Change Act 2008 which requires a reduction in UK carbon emissions by 80% on 1990 levels by 2050. The EPB regulations contain measures which give effect to the requirements of the Directive. These include:
 - the requirement for energy performance certificates (“EPCs”) to be produced when a building is constructed, sold or rented out. The EPC shows the energy performance of a property and includes recommendations on how it can be improved;
 - the requirement for an EPC showing the energy performance of a building to be produced and clearly displayed in public buildings with a useful floor area above the prescribed threshold. Under the original Directive the threshold was

1000m² but under the re-cast Directive the threshold was lowered to 500m² with effect from 9th January 2013 and to 250m² with effect from 1st July 2015. These certificates are referred to as display energy certificates (“DECs”);

- the requirement that large air conditioning units must be inspected regularly.
- 2.3. The EPB regulations require that certificate data are lodged on the registers. The EPB regulations also include provision setting out who can access EPCs and other related data held on the registers and for what purposes, and the processes for accessing such data.

The current position regarding access to data held on the registers

- 2.4. These Registers now hold over 15 million data entries on the energy performance of buildings in England and Wales. They are maintained by the Keeper of the Register (currently the Landmark Information Group) on behalf of DCLG

Access to EPCs

- 2.5. EPC data on individual buildings held on the registers is currently openly available at an individual record level through the register on-line search function – except where individuals have exercised the ‘opt-out’ facility. The online search function allows anyone to input the address or postcode of the building and retrieve the EPC for that building if there is one. Where the owner or occupier of the building has exercised the opt-out, the EPC can only be retrieved if the person inputs the report reference number which would have been provided to them through the energy assessor or through someone already in possession of the EPC (for example, the seller, the landlord or estate agent).

Access to ‘bulk data’

- 2.6. As well as allowing access to individual EPCs, the EPB Regulations also allow access to what is referred to as ‘bulk data’, but only to certain individuals for specified purposes. The term ‘bulk data’ refers to all of the data items held on the register in respect of a building for which an EPC (or other type of certificate) has been produced, i.e. all of the underlying data used to produce the certificate and not just the information found on the face of the certificate. Access to ‘bulk data’ also enables access to data for multiple buildings in one electronic file, unlike the online search function described above which only permits users to access one record at a time.
- 2.7. Currently the Keeper of the Register may only disclose bulk data from the Registers in accordance with the EPB Regulations in the following circumstances:
- In response to requests for data from authorised users for permitted purposes under what is known as the ‘bulk data service’. A fee is payable for this service. Authorised users include relevant charities, local authorities or registered providers of social housing and permitted purposes include the

conduct of research into the earth's climate or environment or research into the construction, design or use of buildings. Authorised recipients are also allowed access to EPB data for the purposes of marketing and promoting energy efficient improvements to buildings.

- To specified organisations for certain specified purposes under data sharing arrangements. These include (amongst others) disclosures to Government Departments, local authorities and other enforcement bodies for compliance and enforcement purposes and disclosures to Government departments and other bodies for purposes related to specific policies e.g. the Green Deal and the Renewable Heat Incentive programme.

2.8. The Department has also released a limited amount of bulk data in response to requests under the Environmental Information Regulations 2004. The restrictions on access to the data have meant that the Department frequently has to refuse data requests for legitimate purposes which would be to the public benefit. In September 2013 DCLG conducted a survey of 157 individuals and organisations who had previously expressed an interest in obtaining data from the Registers. The majority, some 90%, indicated the value and benefits of being able to identify the energy performance of individual properties in an area and 50% wanted an update of material regularly e.g. monthly. DCLG also made a commitment in its 2014 Open Data Strategy to facilitate better access to the data.

2.9. When this data was made available to public access and in bulk form for the first time in 2012, the restrictions set out in para 2.7 were on balance considered appropriate as set out in the impact assessment published at that time. DCLG committed to assessing the impacts of these new access arrangements and use of the opt-out facility. Since 2012 considerably more data on buildings is readily available in the public domain – through for example publication of data from the Land Registry and through websites such as Street view, Google Earth and Rightmove. DCLG has made bulk data records for non-domestic properties publicly available online since 2015 under the EIR. Monitoring of the use of the opt-out facility shows that there are currently 1,037 opt outs recorded on the domestic EPB register, as a percentage of registered data this is approximately 0.00007%. On the non-domestic register there are currently 1,679 opt outs in place which is approximately 0.003% of registered data. DCLG has received no complaints about access to domestic or non-domestic data or inappropriate use since access arrangements were put in place.

2.10. Having carried out this PIA and having drawn from our experiences dealing with the current data access arrangements, DCLG has concluded that it is appropriate to further open up access to bulk data to the wider public, subject to ensuring that individuals continue to be able to opt-out of having information about their property made publicly available

2.11. DCLG has carefully considered which data items will be of most public benefit to make available. Annex A lists the data variables relating to EPCs that will be made available unless an individual exercises the opt-out.

3. Transparency

- 3.1. The existing 'privacy notice' on the Energy Performance Certificate makes clear that: "a copy of this Energy Performance Certificate has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for the purposes of research, compliance and direct mailing of relevant energy efficiency information." However, it is important that owners and tenants' are aware of the collection of energy performance of buildings data and that any change in usage is appropriately highlighted. The notice and the information on the website will be updated before bulk data is published online later this year. In addition, DCLG is taking steps to publicise the change in access arrangements and availability of the opt-out before releasing the data through appropriate press releases, social media and other means. A two month period is being given before bulk data is made publicly available in June so as to enable those who wish to re-consider their current decision and opt out if they wish to do so.

4. Assessment of Risks

- 4.1. PIAs are intended as a means for organisations to identify and manage the potential privacy risks that may arise from new policies and identified privacy impacts. The goal is to ensure that the measures that are implemented minimise privacy impacts, deal appropriately with any identified risks and ensure compliance with data protection legislation.
- 4.2. The Data Protection Act 1988 ("the DPA") establishes principles which are designed to safeguard personal data. For the purposes of the PIA DCLG has opted to treat energy performance of buildings data as personal data where the data set contains the address of the building. This is because that data, when combined with other information which would enable the identity of the occupier to be identified (e.g. information from the electoral register) would disclose information relating to the individual concerned i.e. information about the property in which that person lives. DCLG is the data controller for energy performance of buildings data which means DCLG is required to comply with the eight data protection principles as defined by the DPA in relation to any personal data. The principles are considered in more detail below. Data processing is the term used in relation to any handling of personal data including disclosure to others.
- 4.3. The key privacy risks identified for consideration through this process were the potential for increased direct marketing targeted at domestic property owners and occupiers and any concerns which might be raised about property security.

Unwanted direct marketing

- 4.4. DCLG has carefully considered this issue and has concluded that any potential considerations regarding unwanted direct marketing that may be raised by the release of the additional data are minimal and are clearly outweighed by the likely benefits of greater access to the data identified at paragraph 1.3 above. In coming to this view DCLG has taken into account that householders already have

existing protections from unwanted direct marketing as explained in the ICO's guidance 'preventing direct marketing' which can be accessed on the ICO's website here: <https://ico.org.uk/for-organisations/guide-to-data-protection/principle-6-rights/preventing-direct-marketing/>. Under the Data Protection Act 1998 an individual can, at any time, give the company or body carrying out the marketing notice to stop (or not begin) using their personal data for direct marketing. Any individual can exercise this right and notices must be complied with within a reasonable period. The ICO has a range of powers to enforce data protection legislation, including the ability to levy fines of up to £500,000 for serious breaches of the DPA.

- 4.5. DCLG has also taken into account the fact that since opening up access to energy performance certificates to the public and bulk access data to authorised recipients for specified purposes (which include the purpose of marketing and promoting energy efficient products) the Department has not received any complaints relating to unwanted direct marketing.
- 4.6. In addition, because the bulk access data being released includes addresses and postcodes which contain Royal Mail Group Limited's intellectual property rights, the data will be released with a copyright notice which imposes some restrictions on the purposes for which the address data may be used. This includes limiting the use of the address data for marketing purposes to the marketing only of energy efficiency improvements that may be made through a Government energy efficiency programme or initiative. The text of the copyright notice is included in Annex B.
- 4.7. Finally, before downloading data from the website users will be required to acknowledge that they understand that they must comply with the terms of the DPA in relation to any personal data contained in or derived from the data as well as accepting the terms of the Royal Mail copyright notice.

Property security

- 4.8. DCLG has carefully considered this issue and has concluded that any potential considerations regarding property security that may be raised by the release of the additional data are minimal and are clearly outweighed by the likely benefits of greater access to the data identified at paragraph 1.3 above. In coming to this view DCLG has taken into account that much of the data is already easily accessible and already in the public domain. This is particularly the case for data about the external parts of buildings which will, in most cases, be the most relevant to any security risks. For instance, information about external windows, doors, walls will in most cases be viewable from the street. Properties are also viewable on Google Street view (unless the occupier has requested for the image to be blurred) and Google's bird's eye view maps as well as other online mapping tools. In relation to properties which have been marketed online for sale or rent, detailed information about and photos of such properties are normally available on websites such as Zoopla and Rightmove.
- 4.9. In addition DCLG has had regard to security considerations in deciding which data items it would be appropriate to make available on a more open basis. It is

considered that the underlying data items recorded on the EPB registers which will be released – such as wall thickness, a description of the heating controls, the number of rooms - are not likely create any additional security risks. Furthermore, data on the register provides a snapshot of information about the property at the time the assessment is undertaken and the EPC remains valid for 10 years even if building work to the property is carried out. As such, someone wishing to access data for nefarious purposes would have no guarantee that the data was up to date. Finally, any owner or occupier who has concerns can use the simple opt-out process in order to prevent public access to the data.

5. Data protection issues

- 5.1. The Information Commissioner's Office has indicated that it expects the sharing of personal information to be justified on the basis that the benefits it would bring clearly outweigh the risks of negative effects - provided they are supported by safeguards.
- 5.2. The potential benefits have been identified above, in section 1 of this PIA. The potential negative impacts have been identified above, in section 4 and we have described how these will be minimised by appropriate safeguards which are also designed to ensure adherence to the requirements and principles of the Data Protection Act.

Compliance with the Data Protection Act principles

- 5.3. First Principle - Under the first Data Protection Principle, personal data is required to be processed 'fairly' and 'lawfully'.
- 5.4. Personal data is generally not to be regarded as being processed fairly unless, at the first time that processing takes place, or as soon as practicable afterwards, the relevant data subject is provided with, or had made readily available to him certain information. This information includes:
 - the identity of the data controller,
 - the purposes for which the data is intended to be processed; and
 - any further information that is necessary in order for the processing to be regarded as fair having regard to all the circumstances.
- 5.5. EPCs contain information advising the holder that the information on the EPC will be made publicly available. However in order to ensure the processing is fair we will publicise the intended change to access arrangements and provide further opportunity to opt-out before the changes are implemented. We have also notified a range of relevant organisations and advised them that the data will be made publicly available.
- 5.6. To ensure that it is lawful, the Government took appropriate powers in the Energy Act 2011. In addition, handling of the data must:

- not be in breach of the law of confidence;
 - not be in breach of any other statute or common law principle;
 - be compliant with the Human Rights Act 1998; and
 - be compliant with the Environmental Information Regulations.
- 5.7. It is a particular requirement that at least one of the conditions of Schedule 2 to the DPA is met. In this case paragraph 5(c) of Schedule 2 is the most relevant condition as it states that the processing must be necessary for the exercise of any functions of the Crown, a Minister of the Crown or government department. The Climate Change Act 2008 places a duty on the Secretary of State to reduce UK carbon emissions by 80 per cent by 2050. The proposal to make Energy Performance Certificate data publicly available and in particular available in bulk will, it is expected, result in a number of benefits as described in section 1 of this PIA and is, therefore, expected to assist the Government in fulfilling the UK's obligation to dramatically reduce carbon emissions.
- 5.8. Second Principle - The Second Principle provides that personal data shall be obtained only for one or more specified and lawful purposes and shall not be further processed in any manner incompatible with those purposes.
- 5.9. In this case, the purpose, i.e. to support the reduction of carbon emissions from buildings has not changed. However the data will be used in a different way. The relevant privacy notice will be amended to reflect the changed basis on which the data will be publicly available including that some of the underlying data will also now be made publicly available. It also makes it clear that the current property owner and/or tenant may opt out of having this information disclosed.
- 5.10. We have outlined above the processes we have implemented to inform existing Energy Performance Certificate holders how their data may be used. We have also noted organisations or individuals using the data in bulk will be required to accept the terms the terms and conditions under which the data is provided. We have also outlined the potential sanctions which could be applied if they are found to misuse the data.
- 5.11. Third Principle - The third principle provides that personal data shall be adequate, relevant and not excessive in relation to the purpose or purposes for which they are processed.
- 5.12. Section 1 of this PIA sets out the benefits that are likely to arise from improved access to this data. DCLG is also limiting data available in this way only to data items deemed to be most relevant to these purposes. As a result, there is an increased likelihood that the energy performance of more properties will be improved than would otherwise have been the case. This should increase the likelihood that Government will meet its demanding targets to reduce CO² emissions under the Climate Change Act 2008.
- 5.13. Fourth Principle - The fourth Data Protection Principle provides that personal data shall be accurate and where necessary kept up to date. This does not mean that corroboration is always required but that the data controller must not be positively reckless in the matter of accuracy. The Department has put in place a

number of processes to ensure that the data is correct (e.g. through the use of error traps and robust Quality Assurance requirements).

- 5.14. Where an Energy Performance Certificate is inaccurate, it must be replaced at no charge to the consumer. Energy Performance Certificates are valid for ten years after which, a new Energy Performance Certificate would be required if the property is put up for sale or rent. Bulk data sets which are made available online will be refreshed on a 6 monthly basis to ensure that the most up to date information is being made available.
- 5.15. Fifth Principle - The fifth data protection principle provides that personal data processed for any purpose shall not be kept longer than is necessary for that purpose. This means that there must be a clear policy of disposal of data at the conclusion of the last purpose. The Keeper of the Register is required to keep data related to each certificate for a period of twenty years after which the data would no longer be published. If an owner/occupier opts out before this period then the opted out data would be removed from the bulk dataset published online when it is next updated. In addition, users of the data will be informed that as a condition of the use of the data they are required to delete it from their systems once it is no longer required.
- 5.16. Sixth Principle - The sixth principle provides that personal data shall be processed in accordance with the rights of data subjects under the Data Protection Act.
- 5.17. As now, individuals will have a right to find out what information about their properties is being held on the registers. The registers do not contain the names or contact details of any EPC holders (other than the property address for the EPC).
- 5.18. The DPA contains two distinct rights to prevent processing. Section 11 of the DPA provides individuals with a specific right to prevent processing for the purposes of marketing and section 10 affords a more general right of objection. The circumstances in which these can apply are limited. Section 11 is an absolute right while section 10 is subject to a balancing test.
- 5.19. As explained at paragraph 4.4 above, under section 11 an individual is entitled to prevent his personal data being used for the purpose of 'direct marketing'. To address this directly, individuals will continue to be able to opt out of having their data made publicly available and data users will be required to tick a box acknowledging that they are required to comply with the terms of the DPA when handling, processing, storing etc. any personal data contained in or derived from the bulk data.
- 5.20. Seventh Principle - The seventh principle requires that appropriate technical and organisational measures shall be taken to prevent unauthorised or unlawful processing of personal data and against accidental loss or destruction of, or damage to, personal data.

5.21. Organisations or individuals making use of this data will be required to comply with terms of use including appropriate measures to safeguard data. DCLG intends to implement a system for registering the details of each data user and requiring them to actively accept the terms and conditions of use as explained at paragraph 5.19 above.

5.22. Eighth Principle - The eighth Data Protection Principle provides that data shall not be transferred to a country or territory outside the European Economic Area unless that country or territory ensures an adequate level of protection for the rights and freedoms of data subjects in relation to the processing of personal data. The terms of use for this data will make clear to users that they have a responsibility to comply fully with the DPA, including where they are considering transferring any of the data to other organisations.

Conclusion

1.1. Making relevant energy performance of buildings data more publicly accessible is likely to have a positive impact on the public good in terms of environmental improvements, health and comfort, fuel costs and other benefits. We will comply fully with data protection principles and our intention to do so is reflected in the robust safeguards which will be put in place. We will review the data protection, economic and environmental impact five years after implementation.

Annexes To The Privacy Impact Assessment

Annex A: Data items for publication

For EPCs for domestic properties:

1. the address (including the postcode),
2. the energy rating,
3. the potential energy rating,
4. the building type and built form,
5. the inspection date,
6. the local authority area,
7. the constituency and county where the building is located,
8. the date the data were entered onto the register,
9. the transaction type,
10. the current environmental impact rating,
11. the potential environmental impact rating,
12. the current energy consumption,
13. the potential energy consumption,
14. the current CO² emissions,
15. the current CO² emissions per floor area,
16. the potential CO² emissions,
17. the current lighting cost,
18. the potential lighting cost,
19. the current heating cost,
20. the potential heating cost,
21. the current hot water cost,
22. the potential hot water cost,
23. the total floor area,
24. the energy tariff,
25. whether the building is connected to the gas network,
26. the floor level,
27. whether the building is on the top floor (for flats),
28. if the building is a flat not on the top floor the storey count for the building,
29. the energy tariff,
30. the proportion of the windows which are multi-glazed,
31. the types of glazing and the area glazed,
32. the number of extensions to the building,

33. the number of habitable rooms,
34. the number of heated rooms,
35. the floor height,
36. the main fuel type,
37. the number of open fireplaces,
38. any recommended improvements included in the most recent recommendation report,
39. the hot water heating source,
40. the energy efficiency of the hot water heating source,
41. the environmental efficiency of the hot water heating source,
42. the description of the main heating system,
43. the energy efficiency of the main heating system,
44. the environmental efficiency of the main heating system,
45. the description of the main heating controls,
46. the energy efficiency of the main heating controls,
47. the environmental efficiency of the main heating controls,
48. the description of the secondary heating system,
49. the energy efficiency of the secondary heating system,
50. the environmental efficiency of the secondary heating system,
51. the description of the floor,
52. the energy efficiency of the floor,
53. the environmental efficiency of the floor,
54. the description of the windows,
55. the energy efficiency of the windows,
56. the environmental efficiency of the windows,
57. the description of the walls,
58. the energy efficiency of the walls,
59. the environmental efficiency of the walls,
60. the description of the roof,
61. the energy efficiency of the roof,
62. the environmental efficiency of the roof,
63. the description of the lighting,
64. the energy efficiency of the lighting,
65. the environmental efficiency of the lighting,
66. the proportion of low energy lighting,
67. the number of wind turbines,
68. the heat loss corridor description,
69. the length of any unheated corridor,
70. the description of any photovoltaic supply,

71. the description of any mechanical ventilation system,
72. whether solar water heating is present, and
73. the unique property reference number assigned to the building.

For EPCs for non-domestic properties:

1. the address (including the postcode),
2. the energy rating,
3. the potential energy rating,
4. the building type,
5. the inspection date,
6. the local authority area,
7. the constituency and county where the building is located,
8. the date the data were entered onto the register,
9. the transaction type,
10. the benchmark against other new build or existing properties as appropriate,
11. whether the building is a level 3, 4 or 5 building,
12. the main heating fuel,
13. the description of any other fuel,
14. whether the building is air-conditioned,
15. whether an air-conditioning system inspection has been requested,
16. the estimated and actual rated output of the air-conditioning system,
17. whether the building has specialised energy requirements,
18. the energy from renewable sources (if any) used by the building,
19. the floor area,
20. the current CO² emissions per floor area,
21. the unique property reference number assigned to the building,
22. the standard emission rate of the building,
23. the typical emission rate of the building,
24. the target emission rate of the building,
25. any recommended improvements included in the most recent recommendation report, and
26. the description of the building environment.

For Display Energy Certificates:

1. the address (including the postcode),
2. the current energy rating,
3. the energy rating for any previous years,
4. the building type,
5. the inspection date,
6. the local authority area,
7. the constituency and county where the building is located,
8. the date the data were entered onto the register,
9. the unique property reference number assigned to the building,
10. the benchmark category,
11. the lodged code for the type of building,
12. the main heating fuel,
13. the description of any other fuel,
14. whether the building is air-conditioned,
15. whether an air-conditioning system inspection has been requested,
16. the estimated and actual rated output of the air-conditioning system,
17. whether the building has specialised energy requirements,
18. the energy from renewable sources (if any) used in the building,
19. the floor area,
20. the description of the building environment,
21. the proportion of CO² emissions attributable to electricity used in the building,
22. the proportion of CO² emissions from energy used to heat the building,
23. the proportion of CO² emissions from energy from renewable sources (if any) used in the building,
24. the annual thermal fuel usage of the building,
25. the typical thermal fuel usage of the building,
26. the annual electricity fuel usage of the building,
27. the typical electricity fuel usage of the building,
28. the proportion of thermal fuel from renewable sources (if any) for the building,
29. the proportion of electricity from renewable sources (if any) for the building, and
30. the CO² emissions in previous years from electricity use, heating and renewable sources (if any) for the building.

For air conditioning inspection reports:

1. the address (including the postcode),
2. the building type,
3. the inspection date,
4. the local authority area,
5. the constituency and county where the building is located,
6. the date the data were entered onto the register,
7. the unique property reference number assigned to the building,
8. the complexity level of the building,
9. whether an F-Gas compliant report has been provided,
10. the total effective rated output of the air-conditioning system,
11. the treated floor area of the air-conditioning system,
12. the total estimated refrigerant charge of the air-conditioning system,
13. whether the inspection has been undertaken using a sample of components of larger air-conditioning systems,
14. whether the air-conditioning system is sub-metered,
15. the description of any sub-systems inspected,
16. the description of any refrigerant types, and
17. the age of the main components of the system

Annex B – Royal Mail copyright notice

Address data contained in energy performance of buildings data - Royal Mail copyright notice

The Department for Communities and Local Government, has published these data in order to provide information about the energy performance of buildings. The publication of these data is intended to contribute to delivering the Government's policies to adapt to the effects of climate change and reduce greenhouse gas emissions. It will provide data to facilitate improvements in the energy efficiency of buildings through research, improved management and innovation.

Copyright notice

These data include addresses and postcodes in which intellectual property rights are owned by Royal Mail Group Limited ('address data'). The Department for Communities and Local Government has published the address data with the consent of Royal Mail Group Limited, which reserves all its copyright, database rights, trade marks and other intellectual property rights.

Royal Mail Group Limited permits the use of 'address data' for specific purposes related to the energy performance of buildings which are as follows:

- The effective management of properties in the private or public sector with a view to promoting energy efficiency (through consideration of factors such as patterns of use, maintenance, repairs, improvements and upgrades of building structure or energy using systems).
- Research to provide data, analysis and statistics intended to improve the understanding of energy efficiency of buildings or to facilitate innovation and improvement in use, design, materials and equipment to this end.
- Research into the effectiveness or impact of energy efficiency improvements including those delivered through Government or other energy improvement programmes.
- Promoting and marketing energy efficiency improvements that may be made through a Government energy efficiency programme or initiative.
- Promotion and better understanding of the current energy efficiency of buildings and potential improvement in the building sale or rental markets and/or by building occupiers or users.
- To enable enforcement authorities to carry out enforcement duties as required by the Energy Performance of Buildings Regulations (England and Wales) 2012 (SI 2012/3118).

- By local authorities in the exercise of their duties under section 91 of the Building Act 1984, or an approved inspector for the purposes of the inspector's functions under Part 2 of the Building Act 1984.
- For the prevention or detection of crime, the apprehension or prosecution of alleged offenders, any proceedings in a court or tribunal or complying with an order or a court or a tribunal.

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