

Recommendation Report

Report Reference Number: 0380-0744-5279-5305-7006

12b, Culver Street West
COLCHESTER
CO1 1JG

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	09 May 2014
Valid Until:	08 May 2024 (*)
Total Useful Floor Area (m ²):	107
Calculation Tool Used:	CLG, iSBEM, v5.2.b, SBEM, v5.2.b.1
Property Reference:	857277350000
Energy Performance Certificate for the property is contained in Report Reference Number: 9855-3035-0247-0700-3705	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Scott Watkins
Employer/Trading Name:	Harcroft Consulting Ltd
Employer/Trading Address:	3 Highwold, Chipstead, Coulston, Surrey CR5 3LG
Assessor Number:	STRO002461
Accreditation Scheme:	Stroma Accreditation
Related party disclosure:	

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1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007*, as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC. This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	107
Building Environment:	Air Conditioning

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool CLG, iSBEM, v5.2.b, SBEM, v5.2.b.1.

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

3. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

No recommendations were specified by the energy assessor.

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

No recommendations were specified by the energy assessor.

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

No recommendations were specified by the energy assessor.

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

Recommendation	Potential impact
Improve insulation on HWS storage.	HIGH
Some windows have high U-values - consider installing secondary glazing.	LOW
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	LOW
Add optimum start/stop to the heating system.	LOW
Add weather compensation controls to heating system.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Consider installing a ground source heat pump.	MEDIUM

4. Next Steps

a) Your Recommendation Report

As the building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate "*must be accompanied by a recommendation report*".

You must be able to produce a copy of this Recommendation Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional recommendations in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme.
- Lodged on the Register operated by or on behalf of the Secretary of State.

6. Green Deal Information

When the Green Deal launches, it may enable you to improve the property to make it more energy efficient and cheaper to run, without having to pay for the work upfront.