Recommendation Report

HM Government

Report Reference Number: 0740-0149-9419-7199-2006

158 Bexley Road
LONDON
SE9 2PH

Building Type(s): Retail

ADMINISTRATIVE INFORMATION	
Issue Date:	24 Jan 2011
Valid Until:	23 Jan 2021 (*)
Total Useful Floor Area (m^2):	88
Calculation Tool Used:	G-ISBEM Standard v16.0 using calculation engine SBEM v3.5.b.0
Property Reference:	471421190000
Energy Performance Certificate for the property is contained in Report Reference Number: 9497-3019-0491-0100-7295	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Tara Taylor
Employer/Trading Name:	Future Energy Performance
Employer/Trading Address:	2 Ratcliffe Rd 01509 816910
Assessor Number:	EES/008121
Accreditation scheme:	Elmhurst Energy Systems Ltd
Related Party Disclosure:	Employed by the owner

(*) Unless superseded by a later recommendation report

Table of Contents

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):	88
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool G-ISBEM Standard v16.0 using calculation engine SBEM v3.5.b.0 .

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:

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW

b) Recommendations with a medium payback

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

No recommendations of medium term payback have been identified

c) Recommendations with a long payback

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

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing an air source heat pump.	HIGH

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
Engage experts to advise on a suitable heating system for the type of building. High efficiency systems cost more but have payback periods of as little as 6months.	HIGH

Fit DHW with a timer switch and ensure system is maintained to avoid water leaks.	LOW
Consider Engaging experts to assess current lighting and electrical equipment to advise on possible energy reduction devices available.	MEDIUM
As the property is currently a shell with bare wall’s using insulating plasterboard to line the internal walls would seal the property increasing efficiency and reducing heat loss.	MEDIUM
Log onto the Carbon Trust Website for free publications on saving money and reducing carbon emissions. http//www.carbontrust.co.uk	HIGH
Consider Introducing LED lighting throughout the building LED’s have a high investment cost with a potential short payback period. The benefits are not only reduced energy costs but also maintenance as lighting lasts up to 100,000.00 hours.	MEDIUM
Investigate the base level of operation within the property by switching down all un-required equipment & lighting over night then monitor future consumption against the base.	HIGH
Consider installing thermometers to establish local zone heating and control at a maximum of 21 degree’s.	HIGH
Investigate use of PIR sensors on lighting throughout the property.	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 measures 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 have most impact on 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.