

# Recommendation Report

**Report Reference Number: 9748-4099-0750-0000-8505**

New Barn Garage  
 Rochdale Road  
 TODMORDEN  
 OL14 7NA

Building Type(s): B2 to B7 General Industrial and Special Industrial Groups

<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	13 Jan 2015
Valid Until:	12 Jan 2025 (*)
Total Useful Floor Area (m <sup>2</sup> ):	445
Calculation Tool Used:	Property Tectonics Ltd, Lifespan SBEM, v5.2.d, SBEM, v5.2.d.2
Property Reference:	780750940000
Energy Performance Certificate for the property is contained in Report Reference Number: 0090-7975-0305-4890-0084	

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	Roger Steel
Employer/Trading Name:	DEA (Yorkshire)Ltd
Employer/Trading Address:	5 Lee Clough Drive, Mytholmroyd, Hebden Bridge, HX7 5PP
Assessor Number:	EES/001121
Accreditation Scheme:	Elmhurst Energy
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 <sup>2</sup> ):	445
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 Property Tectonics Ltd, Lifespan SBEM, v5.2.d, SBEM, v5.2.d.2.

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:

<b>Recommendation</b>	<b>Potential impact</b>
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	HIGH
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
Add time control to heating system.	MEDIUM
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Consider replacing heating boiler plant with high efficiency type.	HIGH
Add optimum start/stop to the heating system.	MEDIUM

**b) Recommendations with a medium payback**

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

<b>Recommendation</b>	<b>Potential impact</b>
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	HIGH
Some walls have uninsulated cavities - introduce cavity wall insulation.	HIGH
Some windows have high U-values - consider installing secondary glazing.	HIGH
Add local temperature control to the heating system.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Some loft spaces are poorly insulated - install/improve insulation.	HIGH
Add local time control to heating system.	MEDIUM
Consider replacing heating boiler plant with a condensing type.	HIGH

**c) Recommendations with a long payback**

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

<b>Recommendation</b>	<b>Potential impact</b>
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	HIGH
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	HIGH
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW
Consider installing PV.	LOW

***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.

No recommendations defined by the energy assessor have been identified.

## 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](http://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](http://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.