

Recommendation Report



Report Reference Number: 0020-6963-0489-8930-4034

St. Saviours Neighbourhood Centre
Whinchat Road
LEICESTER
LE5 3FA

Building Type(s): Community/day centre

| ADMINISTRATIVE INFORMATION | |
|---|---|
| Issue Date: | 08 Feb 2011 |
| Valid Until: | 07 Feb 2021 (*) |
| Total Useful Floor Area (m ²): | 660 |
| Calculation Tool Used: | G-ISBEM Standard v16.0 using calculation engine SBEM v3.5.b.0 |
| Property Reference: | 638634380000 |
| Energy Performance Certificate for the property is contained in Report Reference Number: 0393-0428-8330-9600-6903 | |

| 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 organisation dealing with the property transaction |

Table of Contents

- 1. Background..... 3
- 2. Introduction..... 3
- 3. Recommendations..... 4
- 4. Next Steps..... 7
- 5. Glossary..... 9

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): | 660 |
| 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 |
|--|-------------------------|
| Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes. | MEDIUM |

b) Recommendations with a medium payback

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

| Recommendation | Potential impact |
|--|-------------------------|
| Install more efficient water heater. | LOW |
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | LOW |
| Some loft spaces are poorly insulated - install/improve insulation. | MEDIUM |
| Add local time control to heating system. | MEDIUM |
| Consider replacing HWS with point of use system. | LOW |

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 |
| Consider installing a ground source heat pump. | HIGH |

| | |
|--|--------|
| Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior. | MEDIUM |
|--|--------|

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 |
|---|-------------------------|
| Investigate insulating vaulted roof to minimise heat loss but retain character. | HIGH |
| Consider Engaging experts to assess current lighting, electrical and heating equipment to advise on possible energy reduction devices available. | HIGH |
| The property currently has large area's which would benefit from internal lining using insulating plasterboard to line the internal walls would seal the property increasing efficiency and reducing heat loss. | MEDIUM |
| Ensure property has in place a building services log book TM31. | LOW |
| There is currently a number of heating systems within the property encouraging excessive use. Requiring maintenance. Engage experts to advise on the efficiency of the systems to ensure efficiency isn't compromised by price. Some systems could have a cost payback period of less than 12 months against a cheaper system. | HIGH |
| Investigate if planning would allow introducing Photovoltaic panels and or wind turbines to the building in order to sell back to the grid during very low usage months investigate if this could be funded by a carbon trust loan. | MEDIUM |
| The condition of the property is such that a complete refurbishment would be required. Ensure all legislation guidelines are following to comply with building regulations taking into account the full energy and environmental efficiency of replacement equipment. Some recommendations in this report relate to the building as it stands without a complete refurbishment. | HIGH |
| Investigate the base load of the property by ensuring all non essential lighting and equipment is switched off then monitor your 1/2hrly data for abnormalities in consumption on a continued basis. | HIGH |

| | |
|--|------|
| <p>Log onto the Carbon Trust Website for free publications on saving money and reducing carbon emissions. http://www.carbontrust.co.uk</p> | LOW |
| <p>The lighting throughout is inefficient due to condition & age. Fitments without tubes consume additional energy than blown tubes. Consider introducing a maintenance regime and the replacement of missing/blown tubes also consider during refurbishment 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.</p> | HIGH |

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.