Recommendation Report Northern Ireland

Report Reference Number: 0330-0145-9119-6392-6006

124 Castlereagh Street
BELFAST
BT5 4NL

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

ADMINISTRATIVE INFORMATION	
Issue Date:	24 Feb 2015
Valid Until:	23 Feb 2025 (*)
Total Useful Floor Area (m²):	145
Calculation Tool Used:	CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5
Property Reference	361161390000
Energy Performance Certificate for the property is contained in Report Reference Number: 9396-3032-0151-0100-3695	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Barry O Neill
Employer/Trading Name:	Elan Environmental
Employer/Trading Address:	16 Loopland Grove, Belfast BT6 9Da
Assessor Number	STRO005086
Accreditation Scheme:	Stroma Accreditation
Related Party Disclosure:	

(*) Unless superseded by a later recommendation report

Table of Contents

1. Background..... 3

2. Introduction..... 3

3. Recommendations..... 4

4. Next Steps..... 6

5. Glossary..... 8

1. Background

Statutory Rule 2008 No.170, *The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008* , as amended, transposes the requirements of Articles 7, 9 and 10 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is an Recommendation Report as required under regulation 7 of the Statutory Rule 2008 No.170.

This section provides general information regarding the building:

Total Useful Floor Area (m²):	145
Building Environment:	Heating and Natural Ventilation

2. Introduction

This Recommendation Report was produced in line with the Department's approved methodology and is based on calculation tool CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5.

In accordance with Department'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 tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add optimum start/stop to the heating system.	LOW

b) Recommendations with a medium payback

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

Recommendation	Potential Impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add local temperature control to the heating system.	LOW
Add weather compensation controls to heating system.	LOW
Some loft spaces are poorly insulated - install/improve insulation.	MEDIUM
Add local time control to heating system.	LOW
Consider replacing heating boiler plant with a condensing type.	MEDIUM

c) Recommendations with a long payback

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

Recommendation	Potential Impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
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 relevant person (regulation 2), regulation 7 of SR 2008 No.170 requires that an Energy Performance Certificate *"shall 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 authorised officer of an Enforcement Authority under regulation 32 of SR 2008 No.170.

This Recommendation Report has also been lodged on the Department's approved 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.niepcregister.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 base 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.epb.dfpni.gov.uk , 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 the Accreditation Scheme approved by the Department
- Lodged on the Register operated by or on behalf of the Department.