

Energy performance certificate (EPC) recommendation report

The Innovation Works At Rubery
Owen
1 Booth Street
Wednesbury
WS10 8JB

Report number
4950-9949-8722-2276-3952

Valid until
4 September 2034

Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Medium
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing a central BMS to centralise the plant controls. More advanced features such as weather compensation and optimisation could be utilised.	Medium
Consider installing and/or setting thermostatic radiator valves (TRVs) to the minimum comfort level. Remember, not every area has to be heated equally. Where people are more active — you can usually set the temperature lower for comfort. Check areas that seem particularly hot or cold and add controllers and timers.	Medium
This building contains lighting technologies that are inefficient and may be environmentally damaging. Consideration should be given to updating and upgrading lighting and controls to high efficiency LED systems.	Medium

Recommendation	Potential impact on carbon emissions
Consider installing /extending the amount PIRs (motion sensors) to automatically turn lights on and off.	Low

Property and report details

Report issued on	5 September 2024
Total useful floor area	1,869 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Benjamin Burnett
Telephone	08002335669
Email	ben@nrg-uk.co.uk
Employer's name	NRG Assessments Ltd
Employer's address	Hill House, Hillwood Road, Four Oaks, Birmingham, B75 5QN
Assessor ID	STER000954
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd