

Energy performance certificate (EPC) recommendation report



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dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

27, Curdale Road
BIRMINGHAM
B32 4HD

Report number
0030-5999-0427-6440-2060

This report expired on
7 July 2023

Energy rating and EPC

This property's energy rating is F.

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add time control to heating system.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Low
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.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	8 July 2013
Total useful floor area	56 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	NES Ltd, SBEM Online, v1.3, SBEM, v4.1.e.5

Assessor's details

Assessor's name	James Lee
Telephone	0121 308 8781
Email	james-lee1@sky.com
Employer's name	James Lee
Employer's address	3, St Blaise Road, Sutton Coldfield B75 5NH
Assessor ID	SAVA004545
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	NHER
