

Recommendation Report



This report is associated with a Display Energy Certificate.

Report Reference Number: 9605-2048-0039-0200-6891

Building Occupier

East Riding of Yorkshire Council

Address

Goole Business Centre
Carlisle House, Carlisle Street
GOOLE
DN14 5DS

Building Type(s): General Office

ADMINISTRATIVE INFORMATION

Issue Date:	2017-08-18
Valid Until:	2027-08-17
Total Useful Floor Area (m ²):	648.56
Assessment Software	SystemsLink, ORToolkit, v3.6
Property Reference	659082400000
Type of Inspection	Physical

ENERGY ASSESSOR DETAILS

Assessor Name:	Tony Houghton
Employer/Trading Name:	East Riding of Yorkshire Council
Employer/Trading Address:	County Hall, Cross Street, EAST YORKSHIRE, HU17 9BA
Assessor Number	STRO004468
Accreditation Scheme:	Stroma Certification Ltd

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1. Background

This is a Recommendation Report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012 as amended. This Recommendation Report accompanies the relevant Display Energy Certificate.

This section provides general information regarding the building:

Total Useful Floor Area (m ²):	648.56
Building Description:	Goole Business Centre
Building Environment:	Heating and Natural Ventilation
On-site renewable energy sources:	
Separable energy uses discounted:	

Fuel Types:	Quantity Used (kWh)
Electricity	75679
None	0
None	0

2. Introduction

This Recommendation Report was developed based on an inspection of the building. It was produced in line with the Government's approved methodology.

In accordance with Government's current guidance, the Energy Assessor is required to use plans or undertake a building inspection in order to gather information to produce 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
Consider a programme of fitting energy meters to lifts and escalators as part of the service and maintenance regime.	LOW

b) Recommendations with a medium payback

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

Recommendation	Potential Impact
Engage experts to propose specific measures to reduce hot water wastage and plan to carry this out.	LOW
Consider applying reflective coating to windows and/or fit shading devices to reduce unwanted solar gain.	HIGH

c) Recommendations with a long payback

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

Recommendation	Potential Impact
Consider installing building mounted photovoltaic electricity generating panels.	HIGH
Consider introducing or improving insulation of flat roofs.	HIGH
Consider switching to a less carbon intensive fuel.	LOW
Consider heating the building using biomass boiler(s).	MEDIUM
Engage experts to review the building lighting strategies and propose alterations and/or upgrades to daylighting provisions, luminaires and their control systems and an implementation plan.	HIGH

d) Other Recommendations

No recommendations were specified by the energy assessor.

4. Next Steps

a) Your Recommendation Report

As the building occupier requiring a Display Energy Certificate under Energy Performance of Buildings Regulations 2012 as amended, it is a regulatory requirement that you have in your possession or control a valid Recommendation Report relating to the building unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

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 through the Non-Domestic Register (www.ndepcregister.com) using the report reference number of this document.

DEC Recommendation Reports are valid for seven years from the date of issue for buildings with useful floor area above 1000m² or for ten years from the date of issue for buildings with useful floor area between 250m² and 1000m². You must commission a new Recommendation Report when the validity of this report expires, however, a new Recommendation Report may be commissioned earlier.

b) Implementing recommendations

The recommendations provided within this Recommendation Report have been selected by the accredited assessor from a central list of recommendations, based on his / her knowledge of the building fabric, building services, the operation of plant and equipment within the curtilage of the building, and the general management of the building.

The accredited assessor may have inserted additional measures in section 3d (Other Recommendations). The recommendations are provided as an indication of opportunities that appear to exist to improve the buildings energy efficiency.

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) About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification Ltd. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this report has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The report (including the building address) and other data about the building collected during the energy assessment but not shown on the report, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This report and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.ndepcregister.com.

There is more information in the guidance document *Display Energy Certificates and advisory reports for public buildings* available on the Government's website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a report and how to make a complaint.

5. Glossary

a) Payback

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, 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. The carbon impact indicators are determined by the assessor based on the energy assessment of the building.

c) Valid report

A valid existing report is defined at the Energy Assessor's discretion.