

Energy performance certificate (EPC) recommendation report

Barclays Bank Plc
67 Cape Hill
SMETHWICK
B66 4RZ

Report number
0110-0241-6519-5529-0002

Valid until
7 February 2029

Energy rating and EPC

This property's energy rating is D.

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 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
Add optimum start/stop to the heating system.	Medium
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.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low

Property and report details

Report issued on	8 February 2019
Total useful floor area	403 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Jason Green
Telephone	07795461945
Email	jason@epcnow.co.uk
Employer's name	EPC Now
Employer's address	
Assessor ID	EES/008734
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd