

## Energy performance certificate (EPC) recommendation report

150 Church Lane  
Handsworth  
BIRMINGHAM  
B20 2RT

Report number  
**2569-6074-5739-1088-4683**

Valid until  
**31 August 2032**

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### Energy rating and EPC

This property's current energy rating is E.

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

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## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	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
Add optimum start/stop to the heating system.	Medium

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider replacing heating boiler plant with a condensing type.	High

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing an air source heat pump.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider installing a ground source heat pump.	High
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing solar water heating.	Low

## Property and report details

Report issued on	1 September 2022
Total useful floor area	404 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.0, SBEM, v6.1.b.0

## Assessor's details

Assessor's name	Benjamin Burnett
Telephone	
Email	<a href="mailto:ben@nrg-uk.co.uk">ben@nrg-uk.co.uk</a>
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