

Energy performance certificate (EPC) recommendation report

First Floor 251-253 Rookery Road Handsworth Wood BIRMINGHAM B21 9PU	Report number 0751-2021-0446-4853-2359
	Valid until 13 February 2033

Energy rating and EPC

This property's current energy rating is D.

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

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
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

Property and report details

Report issued on 14 February 2023

Total useful floor area 79 square metres

Building environment Heating and Natural Ventilation

Calculation tool G-ISBEM Ltd, G-ISBEM, v25.2, SBEM, v6.1.d.0

Assessor's details

Assessor's name Benjamin Burnett

Telephone

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
