

Energy performance certificate (EPC) recommendation report

Ground Floor
251-253 Rookery Road
Birmingham
B21 9PU

Report number
2701-2693-7376-2986-8542

Valid until
13 February 2033

Energy rating and EPC

This property's current energy rating is C.

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
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 pay for themselves within 3 to 7 years

Recommendation	Potential impact
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Property and report details

Report issued on 14 February 2023

Total useful floor area 98 square metres

Building environment Air Conditioning

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

Assessor's details

Assessor's name Benjamin Burnett

Telephone

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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
