

Recommendation Report Northern Ireland

Report Reference Number: 0290-5201-0490-8310-3064

65 Main Street
BANGOR
BT20 5AF

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	29 Jan 2020
Valid Until:	28 Jan 2030 (*)
Total Useful Floor Area (m ²):	123
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v4.1.g, SBEM, v4.1.g.0
Property Reference	569013180000
Energy Performance Certificate for the property is contained in Report Reference Number: 0126-2398-9130-3000-5003	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Geoffrey Kennedy
Employer/Trading Name:	NI Property Group
Employer/Trading Address:	7 Rathconvil Road, Newry, BT35 6RP
Assessor Number:	STRO005203
Accreditation Scheme:	Stroma Certification Ltd
Related Party Disclosure:	Not related to the owner.

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1. Introduction

This is a Recommendation Report as defined in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended) which transposes the requirements of the Energy Performance of Building Directive 2010/31/EU. This Recommendation Report accompanies the relevant Non Domestic Energy Performance Certificate.

This Recommendation Report was developed based on an inspection of the building. This Recommendation Report 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.

2. 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 replacing T8 lamps with retrofit T5 conversion kit.	HIGH
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Consider replacing heating boiler plant with high efficiency type.	HIGH

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 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.	HIGH
Some walls have uninsulated cavities - introduce cavity wall insulation.	HIGH
Some windows have high U-values - consider installing secondary glazing.	HIGH
Add weather compensation controls to heating system.	MEDIUM

c) Recommendations with a long payback

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

Recommendation	Potential Impact
Consider replacing heating boiler plant with a condensing type.	HIGH
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	HIGH
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	HIGH
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations defined by the energy assessor have been identified.

3. Next Steps

a) Your Recommendation Report

As the relevant person (regulation 2), regulation 7 of SR 2008 No.170 (as amended) requires that an Energy Performance Certificate "*shall be accompanied by a recommendation report*".

You must be able to produce a copy of this Recommendation Report within seven days if requested by an authorised officer of an Enforcement Authority under regulation 32 of SR 2008 No.170 (as amended).

This Recommendation Report has also been lodged on the Department's approved 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 by request through the Non-Domestic Register (www.niepcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically generated a set of recommendations. The Energy Assessor, in the light of the energy assessment of the building, the building fabric and services, the operation of plant and equipment within the curtilage of the building, the general management of the building and its use, and other relevant reliable evidence, may remove some of the recommendations. He / She may insert additional recommendations in section 3d (Other Recommendations).

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

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) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the energy performance certificate. You can get contact details of the accreditation scheme from our website at www.finance-ni.gov.uk , together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

4. 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. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through the Accreditation Scheme approved by the Department
- Lodged on the Register operated by or on behalf of the Department.