

Energy performance certificate (EPC) recommendation report

1819-1821 Pershore Road
Bournville
BIRMINGHAM
B30 3DN

Report number
2190-4135-2070-4108-7705

Valid until
25 June 2033

Energy rating and EPC

This property's energy rating is C.

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Install more efficient water heater.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Add time control to heating system.	Low
Consider installing solar water heating.	Low
Add optimum start/stop to the heating system.	Low
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

Property and report details

Report issued on	26 June 2023
Total useful floor area	291 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Daniel O'Malley
Telephone	0121 247 2233
Email	domalley@cottons.co.uk
Employer's name	Cottons Chartered Surveyors
Employer's address	359-361 Hagley Road, Edgbaston, Birmingham B17 8DL
Assessor ID	QUID209746
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Accreditation scheme	Quidos Limited
