

# Recommendation Report Northern Ireland

**Report Reference Number: 0995-7676-6940-9400-8503**

The Ink Works  
82 Antrim Street  
LISBURN  
BT28 1AU

---

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

---

<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	06 Apr 2015
Valid Until:	05 Apr 2025 (*)
Total Useful Floor Area (m <sup>2</sup> ):	108
Calculation Tool Used:	CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5
Property Reference	856496960000
Energy Performance Certificate for the property is contained in Report Reference Number: 0980-0635-6469-5977-9002	

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	Paul Gordon
Employer/Trading Name:	Northern Ireland Building Surveys
Employer/Trading Address:	16 Castle Karia Manor, Belfast, BT4 3QL
Assessor Number	STRO017966
Accreditation Scheme:	Stroma Accreditation
Related Party Disclosure:	

## Table of Contents

1. Background.....	3
2. Introduction.....	3
3. Recommendations.....	4
4. Next Steps.....	6
5. Glossary.....	8

# 1. Background

Statutory Rule 2008 No.170, *The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008*, as amended, transposes the requirements of Articles 7, 9 and 10 of the Energy Performance of Buildings Directive 2002/91/EC.

This report is an Recommendation Report as required under regulation 7 of the Statutory Rule 2008 No.170.

This section provides general information regarding the building:

Total Useful Floor Area (m <sup>2</sup> ):	108
Building Environment:	Unconditioned

## 2. Introduction

This Recommendation Report was produced in line with the Department's approved methodology and is based on calculation tool CLG, iSBEM, v4.1.e, SBEM, v4.1.e.5.

In accordance with Department's current guidance, the Energy Assessor did undertake a walk around survey of the building prior to producing this Recommendation Report.

### 3. 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:

<b>Recommendation</b>	<b>Potential Impact</b>
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	HIGH
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	HIGH
Some windows have high U-values - consider installing secondary glazing.	HIGH
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	HIGH
Some walls have uninsulated cavities - introduce cavity wall insulation.	HIGH
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM

#### ***b) Recommendations with a medium payback***

This section lists recommendations with a payback of between 3 and 7 years:

<b>Recommendation</b>	<b>Potential Impact</b>
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW

**c) Recommendations with a long payback**

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

<b>Recommendation</b>	<b>Potential Impact</b>
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW
Consider installing PV.	LOW
Install more efficient water heater.	LOW
Consider replacing HWS with point of use system.	LOW

**d) Other Recommendations**

This section lists other recommendations selected by the energy assessor, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the energy assessor have been identified.

## 4. Next Steps

### **a) Your Recommendation Report**

As the relevant person (regulation 2), regulation 7 of SR 2008 No.170 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.

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-Dwellings Register ([www.niepcregister.com](http://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 produced a set of recommendations, which the Energy Assessor has reviewed in the light of his / her knowledge of the building and its use. The Energy Assessor may have comments on the recommendations based on his / her knowledge of the building and its use. The Energy Assessor may have inserted additional recommendations in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional 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.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk) , together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

## 5. Glossary

### **a) Payback**

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings 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.