

# Recommendation Report Northern Ireland

**Report Reference Number: 0980-4256-0440-5020-5064**

46, Grays Hill

BANGOR

BT20 3BB

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

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<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	12 Aug 2020
Valid Until:	11 Aug 2030 (*)
Total Useful Floor Area (m <sup>2</sup> ):	77.3
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	iSBEM v4.1.g using calculation engine SBEM v4.1.g.0
Property Reference:	464565250000
Energy Performance Certificate for the property is contained in Report Reference Number: 0626-9585-4230-0500-4003	

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	Shane McKenna CEng
Employer/Trading Name:	Ember Energy NI
Employer/Trading Address:	8 The Mount, Belfast BT5 4NA
Assessor Number:	ECMK300715
Accreditation scheme:	ECMK Ltd
Related Party Disclosure:	Not related to the owner

# Table of Contents

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

## **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:

No recommendations of short term payback have been identified

### ***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>
Add optimum start/stop to the heating system.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
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:

<b>Recommendation</b>	<b>Potential impact</b>
Some loft spaces are poorly insulated - install/improve insulation.	MEDIUM
Add local time control to heating system.	LOW
Consider replacing heating boiler plant with a condensing type.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM

**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.

<b>Recommendation</b>	<b>Potential impact</b>
External walls are of solid construction - consider internal insulation	MEDIUM

### **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](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 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](http://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 have most impact on 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 an Accreditation Scheme approved by the Department
- Lodged on the Register operated by or on behalf of the Department.