

# Commercial EPC Report

112 Foregate Street

CHESTER CH1 1HB



## Introduction to Energy Performance Certificates

An Energy Performance Certificate (EPC) is required when a building, or part of a building (including a part of a building which has been designed or altered to be used separately), is constructed, sold, let or for PV Feed in Tariff. This EPC and Recommendation Report have been produced in accordance with this legal requirement. The purpose of the EPC is to provide an indication of the energy efficiency of the building fabric and the installed heating, ventilation, cooling and lighting systems. It does not take into account how the organisation in occupation at the time of inspection uses the installed systems. EPCs can only be produced by an Energy Assessor accredited by a government approved Accreditation Scheme. To be valid, both the EPC and Recommendation Report must be lodged with the government approved Central Register. The EPC is valid for a period of 10 years under current regulations. However, if the building is modified it may need a revised EPC.

### General Conditions Relating to the EPC and Recommendation Report

- The data items within the EPC and Recommendation Report is for the purposes of producing these documents and should not be relied on for any other purposes.
- For the avoidance of doubt, the EPC and Recommendation Report are not structural surveys, schedule of conditions, schedules of dilapidations or reports relating to any obligations or liabilities under any other legislation.
- The EPC and Recommendation Report have been produced on the basis that any information supplied in respect of the subject property is accurate and complete.
- Installed plant, including heating and hot water systems, has not been tested for the EPC.
- No enquiries have been made and no legal advice has been taken concerning the title of the subject property.
- No enquiries have been made of the local planning authority to confirm that the particular use of the property is allowed under planning law and the building type and occupation activity reported is based on the observation at the time of the inspection.
- No investigations have been made to determine whether or not any deleterious, hazardous, contaminating or polluting materials have been used in the construction of the property or have since been incorporated and it is beyond the scope of this report to confirm, or otherwise, that the property is free from risk in this respect.
- Consents from the landlord and/or relevant planning authorities may be required for any or all of the recommendations in the Recommendations Report. In addition no enquiries have been made of any authorities as to whether the measures within the Recommendation Report will be allowed.

# Energy Performance Certificate

Non-Domestic Building



112 Foregate Street  
CHESTER  
CH1 1HB

Certificate Reference Number:  
9718-3040-0720-0790-0771

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**61** This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 181  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 83.3

## Benchmarks

Buildings similar to this one could have ratings as follows:

**26** If newly built  
**70** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	G-ISBEM Standard v17.0 using calculation engine SBEM v4.1.d.0
<b>Property Reference:</b>	780777410000
<b>Assessor Name:</b>	Stephen Allen
<b>Assessor Number:</b>	EES/007969
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	NRG Surveyors Ltd
<b>Employer/Trading Address:</b>	19 Clarence Avenue, Chester CH3 5JP
<b>Issue Date:</b>	30 Oct 2012
<b>Valid Until:</b>	29 Oct 2022 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number: 0070-0742-1709-8470-7092**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

# Recommendation Report HM Government

**Report Reference Number: 0070-0742-1709-8470-7092**

112 Foregate Street  
CHESTER  
CH1 1HB

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

<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	30 Oct 2012
Valid Until:	29 Oct 2022 (*)
Total Useful Floor Area (m <sup>2</sup> ):	181
Calculation Tool Used:	G-ISBEM Ltd, G-ISBEM Standard, v17.0, SBEM, v4.1.d.0
Property Reference:	780777410000
Energy Performance Certificate for the property is contained in Report Reference Number: 9718-3040-0720-0790-0771	

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	Stephen Allen
Employer/Trading Name:	NRG Surveyors Ltd
Employer/Trading Address:	19 Clarence Avenue, Chester CH3 5JP
Assessor Number:	EES/007969
Accreditation Scheme:	Elmhurst Energy Systems
Related party disclosure:	

## Table of Contents

1. Background.....	3
2. Introduction.....	3
3. Introduction.....	4
4. Next Steps.....	6
5. Glossary.....	8
6. Green Deal Information.....	9

# 1. Background

Statutory Instrument 2007 No. 991, *The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007*, as amended, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC. This report is a Recommendation Report as required under regulations 16(2)(a) and 19 of the Statutory Instrument SI 2007:991.

This section provides general information regarding the building:

Total Useful Floor Area (m <sup>2</sup> ):	181
Building Environment:	Heating and Natural Ventilation

## 2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool G-ISBEM Ltd, G-ISBEM Standard, v17.0, SBEM, v4.1.d.0.

In accordance with Government'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>
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	MEDIUM
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
In some spaces, the solar gain limit in criterion 3 of ADL2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM

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

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

No recommendations were specified by the energy assessor.

**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 walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	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
Consider installing an air source heat pump.	HIGH

**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 building occupier, regulation 10(1) of SI 2007:991 requires that an Energy Performance Certificate "*must 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 Enforcement Authority under regulation 39 of SI 2007:991.

This Recommendation Report has also been lodged on the Government's 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.epcregister.com](http://www.epcregister.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.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), 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 a Government Approved Accreditation Scheme.
- Lodged on the Register operated by or on behalf of the Secretary of State.

## **6. Green Deal Information**

When the Green Deal launches, it may enable you to improve the property to make it more energy efficient and cheaper to run, without having to pay for the work upfront.