

Energy performance certificate (EPC) recommendation report

470 Coventry Road
Small Heath
BIRMINGHAM
B10 0UG

Report number
0696-2717-7940-8700-8603

Valid until
17 October 2026

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 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
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

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Low
Consider installing solar water heating.	Low
Install more efficient water heater.	Medium
Add weather compensation controls to heating system.	Low
Consider installing PV.	Low

Property and report details

Report issued on	18 October 2016
Total useful floor area	124 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v4.7.0, SBEM, v5.2.g.3

Assessor's details

Assessor's name	James Skinner
Telephone	01215855211
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Employer's name	Building Efficiency & Sustainable Technologies Ltd
Employer's address	5 Rumbow House Rumbow Halesowen B63 3HU
Assessor ID	EES/018487
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd