Recommendation Report

HM Government

This report is associated with a Display Energy Certificate.

Report Reference Number: 9181-2083-0074-0800-1391

Building Occupier

Red and Green Practice

Address

The Waterside Health Centre
Beaulieu Road
Hythe
SOUTHAMPTON
SO45 5WX

Building Type(s): Clinic

ADMINISTRATIVE INFORMATION	
Issue Date:	2013-07-19
Valid Until:	2023-07-18
Total Useful Floor Area (m²):	752
Assessment Software	DCLG, ORCalc, v3.6.2
Property Reference	114038880000
Type of Inspection	Physical

ENERGY ASSESSOR DETAILS	
Assessor Name:	Warinder Thiara
Employer/Trading Name:	Eco HVAC Engineering Ltd
Employer/Trading Address:	44 Balmoral Drive, Hayes, Middlessex, UB4 0BX
Assessor Number	STER000355
Accreditation Scheme:	Sterling Accreditation Limited

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1. Background

This is a Recommendation Report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012 as amended. This Recommendation Report accompanies the relevant Display Energy Certificate.

This section provides general information regarding the building:

Total Useful Floor Area (m²):	752
Building Description:	
Building Environment:	Mixed-mode with Natural Ventilation
On-site renewable energy sources:	Not applicable
Separable energy uses discounted:	Not applicable

Fuel Types:	**Quantity Used (kWh)**
Electricity	49867
Natural Gas	34391
Not used	0

2. Introduction

This Recommendation Report was developed based on an inspection of the building. It 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.

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:

Recommendation	Potential Impact
Boiler plant should be regularly tested and adjusted by experts for optimum operating efficiency.	HIGH
Consider installing automated controls and monitoring systems to electrical equipment and portable appliances to minimise electricity waste.	HIGH
Consider installing weather compensator controls on heating and cooling systems.	MEDIUM
Consider introducing or improving loft insulation.	MEDIUM
Consider installing timer controls to energy consuming plant and equipment and adjust to suit current building occupancy.	MEDIUM
Enable power save settings and power down management on computers and associated equipment.	LOW

b) Recommendations with a medium payback

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

Recommendation	Potential Impact
Consider engaging experts to review the condition of the building fabric and propose measures to improve energy performance. This might include building pressure tests for air tightness and thermography tests for insulation continuity.	MEDIUM
Consider implementing regular inspections of the building fabric to check on the condition of insulation and sealing measures and removal of accidental ventilation paths.	MEDIUM

c) Recommendations with a long payback

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

Recommendation	Potential Impact
Consider installing building mounted photovoltaic electricity generating panels.	HIGH
Engage experts to review the building lighting strategies and propose alterations and/or upgrades to daylighting provisions, luminaires and their control systems and an implementation plan.	MEDIUM
Consider heating the building using biomass boiler(s).	HIGH
Consider installing a ground source heat pump.	HIGH
Consider introducing or improving ground or exposed floor insulation.	MEDIUM

d) Other Recommendations

No recommendations were specified by the energy assessor.

4. Next Steps

a) Your Recommendation Report

As the building occupier requiring a Display Energy Certificate under Energy Performance of Buildings Regulations 2012 as amended, it is a regulatory requirement that you have in your possession or control a valid Recommendation Report relating to the building unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

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 through the Non-Domestic Register (www.ndepcregister.com) using the report reference number of this document.

DEC Recommendation Reports are valid for seven years from the date of issue for buildings with useful floor area above 1000m^2 or for ten years from the date of issue for buildings with useful floor area between 250m^2 and 1000m^2. You must commission a new Recommendation Report when the validity of this report expires, however, a new Recommendation Report may be commissioned earlier.

b) Implementing recommendations

The recommendations provided within this Recommendation Report have been selected by the accredited assessor from a central list of recommendations, based on his / her knowledge of the building fabric, building services, the operation of plant and equipment within the curtilage of the building, and the general management of the building.

The accredited assessor may have inserted additional measures in section 3d (Other Recommendations). The recommendations are provided as an indication of opportunities that appear to exist to improve the buildings energy efficiency.

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) About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Sterling Accreditation Limited. You can obtain contact details of the Accreditation Scheme at www.sterlingaccreditation.com.

A copy of this report has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The report (including the building address) and other data about the building collected during the energy assessment but not shown on the report, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This report and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com.

There is more information in the guidance document *Display Energy Certificates and advisory reports for public buildings* available on the Government's website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a report and how to make a complaint.

5. 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 most effectively reduce carbon emissions from the building. The carbon impact indicators are determined by the assessor based on the energy assessment of the building.

c) Valid report

A valid existing report is defined at the Energy Assessor's discretion.