

Energy performance certificate (EPC) recommendation report

The Highlander
Merritts Hill
Northfield
BIRMINGHAM
B31 1TN

Report number
0780-0648-5619-1920-4092

Valid until
11 December 2028

Energy rating and EPC

This property's energy rating is D.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider replacing non-LED lighting with LED equivalents	Medium

Property and report details

Report issued on	12 December 2018
Total useful floor area	490 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v5.4.0, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Richard Siddall
Telephone	02476 233144
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Employer's name	Wensley & Lawz Ltd
Employer's address	116 Walsgrave Road Coventry CV2 4ED
Assessor ID	EES/007509
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
