

Energy Performance Certificate

Non-Domestic Building



Unit E2-E3
Lower House Farm
Yockleton
SHREWSBURY
SY5 9PZ

Certificate Reference Number:

0020-9007-0371-2450-7020

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **91**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 186
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

53 If newly built

107 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b
Property Reference: 927077520000
Assessor Name: Scott Lamont
Assessor Number: BREC400177
Accreditation Scheme: BRE Global
Employer/Trading Name: C6
Employer/Trading Address: Brymau Estates, Riverside House, River Lane, Saltney, Chester, CH4 8BU
Issue Date: 09 Feb 2009
Valid Until: 08 Feb 2019 (unless superseded by a later certificate)
Related Party Disclosure: n/a

Recommendations for improving the property are contained in Report Reference Number: 0922-4052-0017-0700-4701

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 Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**

Recommendation Report



Report Reference Number: 0922-4052-0017-0700-4701

Unit E2-E3
 Lower House Farm
 Yockleton
 SHREWSBURY
 SY5 9PZ

Building Type(s): Warehouse and storage

ADMINISTRATIVE INFORMATION	
Issue Date:	09 Feb 2009
Valid Until:	08 Feb 2019 (*)
Total Useful Floor Area (m ²):	186
Calculation Tool Used:	iSBEM v3.2.b using calculation engine SBEM v3.2.b
Property Reference:	927077520000

ENERGY ASSESSOR DETAILS	
Assessor Name:	Scott Lamont
Employer/Trading Name:	C6
Employer/Trading Address:	Brymau Estates, Riverside House, River Lane, Saltney, Chester, CH4 8BU
Assessor Number:	BREC400177
Accreditation scheme:	BRE Global
Related Party Disclosure:	n/a

(*) Unless superseded by a later recommendation report

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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 ²):	186
Building Environment:	Air Conditioning

2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v3.2.b using calculation engine SBEM v3.2.b .

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:

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Replace tungsten GLS spotlights with low-voltage tungsten halogen: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM

b) Recommendations with a medium payback

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

No recommendations of medium term payback have been identified

c) Recommendations with a long payback

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

Recommendation	Potential impact
Add optimum start/stop to the heating system.	HIGH
Consider installing building mounted wind turbine(s).	LOW
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Consider installing solar water heating.	LOW
Add weather compensation controls to heating system.	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