

# Recommendation Report



This report is associated with a Display Energy Certificate.

**Report Reference Number: 9601-2070-0034-2993-6005**

**Building Occupier**

University of Bath

**Address**

1 WEST NORTH  
University of Bath  
The Avenue  
Claverton Down  
BATH  
BA2 7AY

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Building Type(s): University Campus

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<b>ADMINISTRATIVE INFORMATION</b>	
Issue Date:	2018-04-05
Valid Until:	2025-04-04
Total Useful Floor Area (m <sup>2</sup> ):	2674.46
Assessment Software	Camco/EPES, EPLabel, v2.4
Property Reference	614009700023
Type of Inspection	Physical

<b>ENERGY ASSESSOR DETAILS</b>	
Assessor Name:	Craig Morey
Employer/Trading Name:	Verco
Employer/Trading Address:	Overmoor, Neston, Corsham, Wiltshire, SN13 9TZ
Assessor Number	EES/021932
Accreditation Scheme:	Elmhurst Energy Systems

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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 (m <sup>2</sup> ):	2674.46
Building Description:	Low-level multi-storey concrete building built in 1970s
Building Environment:	Heating and Natural Ventilation
On-site renewable energy sources:	Not applicable
Separable energy uses discounted:	Not applicable

Fuel Types:	Quantity Used (kWh)
District Heating	356800
Electricity	122269
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:

<b>Recommendation</b>	<b>Potential Impact</b>
Engage experts to survey the condition of the HWS systems and propose remedial and upgrading works to improve condition and operating efficiency.	MEDIUM
Consider installing timer controls to energy consuming plant and equipment and adjust to suit current building occupancy.	MEDIUM
Ensure natural ventilation flow is operating as designed, i.e. ensure window, vents and grilles are operable and free from obstructions and partitions do not prevent cross flow.	LOW
Consider how building fabric air tightness could be improved, for example sealing, draught stripping and closing off unused ventilation openings, chimneys.	MEDIUM

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

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

<b>Recommendation</b>	<b>Potential Impact</b>
Consider introducing variable speed drives (VSD) for fans, pumps and compressors.	LOW
Consider fitting zone controls to reduce over and under heating where structure, orientation, occupation or emitters have different characteristics.	MEDIUM
Consider applying reflective coating to windows and/or fit shading devices to reduce unwanted solar gain.	LOW
Consider fitting secondary glazing and/or under glaze sky lights where appropriate.	HIGH
Consider introducing or improving cavity wall insulation.	HIGH
Consider introducing or improving wall insulation (internal lining) to solid single skin structures.	HIGH

<b>Recommendation</b>	<b>Potential Impact</b>
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 airtightness and thermography tests for insulation continuity.	MEDIUM

### ***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>
Consider introducing or improving insulation of flat roofs.	MEDIUM
Consider introducing or improving ground or exposed floor insulation.	MEDIUM

### ***d) Other Recommendations***

<b>Recommendation</b>	<b>Potential Impact</b>
Review installation of LED lighting where possible.	MEDIUM
Review improving access to the plant room.	LOW
Make improvements to insulation of plant equipment.	MEDIUM

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

## 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](http://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<sup>2</sup> or for ten years from the date of issue for buildings with useful floor area between 250m<sup>2</sup> and 1000m<sup>2</sup>. 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 Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

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](http://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](http://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. For further information about how data about the property are used, please visit [www.ndepcregister.com](http://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](http://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.