

Advisory Report

Report Reference Number: 0030-1982-0236-1990-6040

Building Occupier

Stroud Library

Address

Stroud Library
Lansdown
STROUD
GL5 1BB

Building Type(s): Cultural Activities; Schools And Seasonal Public Buildings

ADMINISTRATIVE INFORMATION

Issue Date:	2016-07-11
Valid Until:	2026-07-10
Total Useful Floor Area (m ²):	964
Assessment Software	DCLG, ORCalc, v3.6.2
Property Reference	143826910000
Type of Inspection	Physical

ENERGY ASSESSOR DETAILS

Assessor Name:	Mr Ian Shellard
Employer/Trading Name:	ESOS Energy Ltd
Employer/Trading Address:	2nd Floor, Fairfax Street, Tower House, Bristol, BS1 3BN
Assessor Number	NHER001434
Accreditation Scheme:	National Energy Services Ltd

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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 an Advisory 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):	964
Building Description:	Stroud Library, Lansdown, STROUD, GL5 1BB
Building Environment:	Heating and Natural Ventilation
On-site renewable energy sources:	Not applicable
Separable energy uses discounted:	Not applicable

Fuel Types:	Quantity Used (kWh)
Electricity	54087
Natural Gas	31089
Not used	0

2. Introduction

This Advisory Report was produced in line with the Government's approved methodology and is based on assessment software DCLG, ORCalc, v3.6.2. This advisory report was developed based on a physical visit of the building.

In accordance with Government's current guidance, the Energy Assessor did undertake a walk around survey of the building on inspection date prior to producing this Advisory 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
Consider a programme of fitting energy meters to lifts and escalators as part of the service and maintenance regime.	LOW
Consider engaging with building users to economise equipment energy consumption with targets, guidance on their achievement and incentives.	MEDIUM
Consider installing automated controls and monitoring systems to electrical equipment and portable appliances to minimise electricity waste.	MEDIUM
Consider introducing a system of regular checks of Heating, Ventilation and Air Conditioning (HVAC) time and temperature settings and provisions to prevent unauthorised adjustment.	MEDIUM
Enable power save settings and power down management on computers and associated equipment.	MEDIUM
Review staffing arrangements and set up formal systems for delegating authority for Building Energy Management System alterations and/or temporary overrides.	MEDIUM
Engage experts to review the HVAC control systems settings and propose alterations and/or upgrades and adjust to suit current occupancy patterns.	MEDIUM
It is recommended that energy management techniques are introduced. These could include efforts to gain building users commitment to save energy, allocating responsibility for energy to a specific person (champion), setting targets and monitoring.	MEDIUM
Consider how building fabric air tightness could be improved, for example sealing, draught stripping and closing off unused ventilation openings, chimneys.	MEDIUM
If stratification occurs consider re-circulating the air during heating.	LOW
Consider with experts implementation of an energy efficient equipment procurement regime that will upgrade existing equipment and renew in a planned cost-effective programme.	LOW

b) Recommendations with a medium payback

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

Recommendation	Potential Impact
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
Consider introducing or improving cavity wall insulation.	HIGH
Consider fitting secondary glazing and/or under glaze sky lights where appropriate.	MEDIUM
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 introducing or improving wall insulation (internal lining) to solid single skin structures.	MEDIUM

c) Recommendations with a long payback

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

Recommendation	Potential Impact
Consider replacing or improving glazing.	MEDIUM
Consider introducing or improving insulation of flat roofs.	MEDIUM
Consider installing building mounted photovoltaic electricity generating panels.	HIGH

d) Other Recommendations

Recommendation	Potential Impact
Consider improving the insulation of heating and hot water pipework (including uninsulated flanges and valves in the boiler room)	MEDIUM
Consider installing an energy saving central heating additive	MEDIUM

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.

4. Next Steps

a) Your Advisory Report

As the building occupier, regulation 16(2)(a) of SI 2007/991 requires that you have in your *'possession or control at all times a valid advisory report'*. Regulation 16(4) specifies that *'an advisory report is valid for a period of seven years beginning with the date it is issued'*.

You must be able to produce a copy of this Advisory Report within seven days if requested by an Enforcement Authority under regulation 39 of SI 2007/991.

This Advisory 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 by request through the Non-Dwellings Register (www.epcregister.com) using the report reference number of this document.

You must commission a new Advisory Report in seven years from the date this Advisory Report is issued. However, a new Advisory Report may be commissioned earlier.

b) Implementing recommendations

The recommendations provided within this Advisory 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 Advisory Report is intended to be for information only. Recipients of this Advisory Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) Complaints

Details of the assessor and the relevant accreditation scheme are on this report and the display energy certificate. You can get contact details of the accreditation scheme from our website at www.communities.gov.uk/epbd, together with details of their procedures for confirming authenticity of a report and for making a complaint.

5. Glossary

a) Payback

The payback periods are based on data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate using up to date information.

The figures have been calculated as an average across a range of buildings 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 his / her knowledge of the building. In most instances, the carbon impact has not been calculated accurately.

c) Valid report

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