

# Green Deal Advice Report

Non-Domestic Building

117 Hoyle Street  
WARRINGTON  
WA5 0LP

Reference Number: 9990-1968-0787-1170-4050  
Date: 02 Dec 2014

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## Summary

Current estimated energy costs\*: **£14,378 per year**

Current potential benefits if you take all the steps presented in this report:

### Energy bill reduction



Save **£6,651**  
per year

### CO2 reduction



Save **32.5**  
tonnes  
per year

### EPC building rating



Rating from  
**D to E**  
(91) to (101)

Your top three asset improvements:

- **Lighting system, fitting and con**
- **Cavity wall insulation**
- 

See Section 2 for more information

Your top three energy management actions:

- **Allocated energy manager**
- **Monitoring + targeting programme**
- **Management of HVAC controls**

See Section 3 for more information

*\* Current energy costs based on standard assumptions, using information from energy bills and display energy certificates where available.*

## What to do next

### Take steps to improve your building energy management

Some of the most cost-effective ways to save energy involve simple changes in behaviour and improvements in energy management practices. See Section 3 to learn more.

### Take advantage of Green Deal Finance

The asset improvements listed in Section 2 of this report are eligible in principle for Green Deal finance from an approved Green Deal Provider. Green Deal finance is a great opportunity to reduce or eliminate the up-front capital costs of energy efficiency improvements, with subsequent repayments made through your electricity bill.

The availability of finance will depend on the quotes you receive from your chosen Provider, as they must ensure that the repayments do not exceed the savings predicted. You may wish to seek quotes from more than one Green Deal Provider.

For further information about Green Deal and support for improving your energy efficiency, please visit [www.gov.uk/greendeal](http://www.gov.uk/greendeal) or call the Energy Saving Advice Service on 0300 123 1234 (standard national call rate).

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## Asset Improvements

Estimated benefits if you install the asset improvements listed in the Annex:

### Energy bill reduction



Save £2,999  
per year\*

### CO2 reduction



Save 14.2  
tonnes  
per year\*

### EPC building rating



Rating from  
D to E  
(91) to (101)

\* Savings assume all the energy management steps identified in the Annex have been taken

| Top 3 measures*  | Incremental annual savings |        |      |
|--|----------------------------|--------|------|
|  | £                          | kWh    | tCO2 |
| Lighting system, fitting and controls: Warehouse change lighting to T5 | 656                        | 643    | 13.2 |
| Cavity wall insulation: cavity wall fill cavity                        | 2,343                      | 38,398 | 1    |
|  |                            |        |      |

\* The full list of measures has been identified in the annex

## Assumptions and baselines

The estimated savings above have been calculated using the standard Green Deal assessment methodology. They account for the way the building is currently used and make an assumption that all the recommended management and operational measures in the Annex on page 7 have been taken. Key examples of the sort of management measures you could adopt are described in Section 3, with a full list provided in the Annex. The asset measures listed above are those you have discussed with your Green Deal Advisor.

Cost savings are based upon fuel prices (provided by you and/or your advisor) and are indicative rather than guaranteed running cost savings.

### Estimated baseline energy consumption (after energy management improvements)

117,865 kWh per year in consumption of Natural Gas at 4.2p per kWh.

50,780 kWh per year in consumption of Grid Supplied Electricity at 11.3p per kWh.

£3,653 per year saved by energy management and operational measures

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## Energy Management

### Recommended actions for improving your building energy management

Your Green Deal Advisor has used a standard methodology\* to identify some of the key steps you could take to save energy in the short term with no capital investment required. Listed below are the top three specific recommendations for your building.

#### Top 3 recommended low and no-cost actions

Allocate one or more specific person(s) to spend a designated proportion of resource on energy management.

Compare overall energy consumption meter readings with monthly profiles and seek explanation for anomalies.

Make proper use of central HVAC control panel from which time + temperature etc. settings are adjusted.

*The full list of measures has been identified in the annex*

These actions, together with those listed in the Annex, would lead to estimated savings of:

**73,539 kWh per year in Natural Gas**

**4,693 kWh per year in Grid Supplied Electricity**

These savings have been included in the baseline energy consumption of your building, from which the savings from the asset improvements in Section 2 have been calculated. This helps to ensure a realistic level of savings is used to inform Green Deal finance calculations.

Further advice about taking forward these recommendations, including where to go next for support, is available on 0300 123 1234 [[www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy)].

#### Why not invest in a Display Energy Certificate (DEC)\*\*

DECs compare actual energy consumption data with appropriate benchmarks to help manage your energy use, motivate change and demonstrate progress.

\* As summarised in: *Energy management in the built environment: A review of best practice, BRE FB44*

\*\* DEC's are voluntary in the commercial sector. They are required in larger public sector buildings.

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## Other Comments

This section includes any comments or issues noted by the Advisor during their onsite assessment. For example, these may relate to the rationale for inclusion or exclusion of certain asset measures or notes that may be helpful for potential installers and Green Deal Providers.

### Advisor Comments:

## Obtaining Consent

You are advised to seek consent from your landlord or freeholder, where applicable, before implementing measures that affect the building physically (for example, insulation, glazing, heating and ventilation equipment and other fixtures).

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## Background Information

**Customer:** Information not provided by the user

**Date on-site assessment completed:** 19 Nov 2013

**Calculation tool and version used:** G-ISBEM Standard v17.0, SBEM v5.2.b.1, GDRgen v5.2.b.1

**Unique Property reference:** 158684710000

**Related EPC RRN:** 0000-0000-0000-0000-0000 **Related DEC RRN:** 0000-0000-0000-0000-0000

**Related Air Conditioning system inspection report RRN:** Filled in by Register on official GDAR

**Electricity meter serial number(s):**

**MPAN:**

In accordance with Government's current guidance, the Green Deal Advisor undertook a walk around survey of the building prior to producing this Advice Report.

## Advisors details and complaints procedure

Any questions or complaints relating to the production of this report should be directed to the Advisor or their company in the first instance and to their certification body as a next step.

Graham Basnett  
GDP Network  
1 Parkside, Scholes, Holmfirth, HD9 1UF

**Telephone:** 07738207970

**Email:** graham@co-tech.net

**Assessor Number:** STRA10174

**Certification body:** Filled in by Register on official GDAR

**Related party disclosure:** Not related to the owner

**Declaration of impartiality:**

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## Annex - Asset Improvements

| Measures   | Incremental annual savings |        |      |
|--|----------------------------|--------|------|
|  | £                          | kWh    | tCO2 |
| Lighting system, fitting and controls: Warehouse change lighting to T5 | 656                        | 643    | 13.2 |
| Cavity wall insulation: cavity wall fill cavity                        | 2,343                      | 38,398 | 1    |

The table below shows the management and operational measures you could take in the short term at little or no capital cost. It is assumed these steps are in place before calculating the building energy consumption baseline from which the effect of the asset improvement measures in Section 2 have been calculated.

#### Full list of management and operational measures

Allocate one or more specific person(s) to spend a designated proportion of resource on energy management.

Compare overall energy consumption meter readings with monthly profiles and seek explanation for anomalies.

Make proper use of central HVAC control panel from which time + temperature etc. settings are adjusted.

Use occasional energy efficiency training to ensure good house-keeping practices are adhered to - so as to reduce energy usage for lighting.

Issue occasional reminders about consequences of using building controls badly.

Ensure manager has access to explicit operating instructions handed down from original designer.

Set HVAC schedules to match normal occupancy profile.

Carry out annual informal check of HVAC controls function and system balance.

Service HVAC plant at frequency recommended by supplier.

Clean air-handling filters when dirty.

Clean air-handling ductwork when dirt is visible.

Clean lighting diffusers and reflectors at regular intervals.