

**Building Address:**

Unit 24  
Broadmeadow Industrial Estate  
Dumbarton  
G82 2RE

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Building Type(s): Warehouse and storage

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**ADMINISTRATIVE INFORMATION**

Issue Date:	13 Mar 2009
Valid Until:	12 Mar 2019 (*)
Total Useful Floor Area (m <sup>2</sup> ):	297
Calculation Tool Used:	iSBEM v3.3.b using calculation engine SBEM v3.3.b

**QUALIFIED/ACCREDITED PERSON DETAILS**

Person Name:	Brian Walls
Employer/Trading Address:	14 Craigbank, Crossford
Protocol Organisation:	ABE
Membership Number:	00002

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## 1. Background

Building (Scotland) Act 2003 and Statutory Instrument 2007 No. 534, *The Building (Scotland) Amendment Regulations 2006*, transposes the requirements of Articles 7.2 and 7.3 of the Energy Performance of Buildings Directive 2002/91/EC.

This Recommendation Report is the Additional advice in clause 6.9.3 of the Scottish Building Standards Non-domestic Technical Handbook which may be provided. Cost effective improvements should be inserted into the Recommendations section of the Energy Performance Certificate.

This section provides general information regarding the building:

Total Useful Floor Area (m <sup>2</sup> ):	297
Building services:	Heating and Natural Ventilation

## 2. Introduction

This Recommendation Report was produced in line with the Government's approved methodology and is based on calculation tool iSBEM v3.3.b using calculation engine SBEM v3.3.b .

In accordance with Government's current guidance, the Qualified / Accredited Person 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 Qualified / Accredited Person 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>
Consider replacing T8 lamps with retrofit T5 conversion kit.	HIGH
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW

#### ***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:

<b>Recommendation</b>	<b>Potential impact</b>
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW
Consider replacing heating boiler plant with a condensing type.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Consider installing PV.	LOW

***d) Other recommendations***

This section lists other recommendations selected by the Qualified / Accredited Person, based on an understanding of the building, and / or based on a valid existing energy report.

No recommendations defined by the qualified/accredited person have been identified

## **4. Next steps**

### ***a) Implementing recommendations***

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically produced a set of recommendations, which the Qualified / Accredited Person has reviewed in the light of his / her knowledge of the building and its use. The Qualified / Accredited Person may have comments on the recommendations based on his / her knowledge of the building and its use.

The Qualified / Accredited Person may have inserted additional measures in section 3d (Other Recommendations). He / she may have removed some automatically generated recommendations or added additional recommendations.

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

### ***b) 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.

### ***c) Complaints***

Details of the Qualified / Accredited Person and the relevant protocol organisation are on this report and the energy performance certificate. You can get contact details of the protocol organisation from our website at [www.sbsa.gov.uk/european\\_issues/epcprotocols](http://www.sbsa.gov.uk/european_issues/epcprotocols).

## 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 have most impact on carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Qualified / Accredited Person based on his / her knowledge of the building. The impact of other recommendations are determined by the assessor.

### ***c) Valid report***

A valid report is a report that has been:

- Produced within the past 10 years
- For an existing building, produced by a Qualified / Accredited Person who is accredited to produce Recommendation Reports through a Government Approved protocol agreement