

Energy performance certificate (EPC) recommendation report

Office Block
599 - 603 College Road
Birmingham
B44 0AY

Report number
1464-6633-2389-4111-5670

Valid until
2 December 2035

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Additional recommendations

Recommendation	Potential impact on carbon emissions
Consider installing thermostatic radiator valves (TRVs). If already installed, consider setting them to the minimum comfortable temperature. Not all areas need to be heated to the same level, so adjust the temperature based on how each room is used.	Medium
Where both radiators and AC split systems are installed, evaluate removing the radiators and relying solely on the AC units for heating. Before making this change, consult experts to ensure the air conditioning system has the capacity to efficiently heat the space. This will help maintain optimal performance and avoid overloading the system.	High
Consider installing or extending the use of PIR motion sensors to automatically turn lights on and off.	Medium

Recommendation	Potential impact on carbon emissions
The building currently uses inefficient and potentially environmentally harmful lighting. We recommend upgrading to high-efficiency LED systems to improve energy performance and reduce environmental impact. Where LED options are not currently in place, consider replacing existing fittings with this more energy-efficient solution.	Medium

Property and report details

Report issued on	3 December 2025
Total useful floor area	1,516 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Benjamin Burnett
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Employer's name	NRG Assessments Ltd
Employer's address	Hill House, Hillwood Road, Four Oaks, Birmingham, B75 5QN
Assessor ID	STER000954
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd