

## Energy performance certificate (EPC) recommendation report

Store 2  
599 - 603 College Road  
Birmingham  
B44 0AY

Report number  
**1939-6864-6080-3896-6532**

Valid until  
**3 December 2035**

### Energy rating and EPC

This property's energy rating is E.

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

## Recommendations

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
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Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
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### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
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Consider installing an air source heat pump.	High
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Consider installing solar water heating.	Low
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Roof is poorly insulated. Install or improve insulation of roof.	Medium
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Consider replacing HWS with point of use system.	Medium
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Consider installing PV.	Low
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### Additional recommendations

Recommendation	Potential impact on carbon emissions
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Consider installing or extending the use of PIR motion sensors to automatically turn lights on and off.	Low
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Consider adding insulation to walls or ceilings that separate heated spaces from unheated areas. This helps improve energy efficiency by reducing heat loss and maintaining a more consistent indoor temperature.	High
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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.	High
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## Property and report details

Report issued on	4 December 2025
Total useful floor area	186 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
Telephone	08002335669
Email	<a href="mailto:ben@nrg-uk.co.uk">ben@nrg-uk.co.uk</a>
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