

# Display energy certificate (DEC) recommendation report

Haverthwaite Surgery  
Backbarrow  
ULVERSTON  
LA12 8QF

Report number  
0240-5985-0203-6440-7040

Valid until  
27 April 2027

## Operational rating and DEC

This building's operational rating is C.

For more information on the building's energy performance, [see the DEC for this building \(/energy-certificate/0450-0713-6809-4424-5006\)](/energy-certificate/0450-0713-6809-4424-5006).

## Recommendations

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

Recommendation	Potential impact on carbon emissions
Consider implementing a programme of planned lighting systems maintenance to maintain effectiveness and energy efficiency.	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.	Low

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

Recommendation	Potential impact on carbon emissions
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<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Consider implementing regular inspections of the building fabric to check on the condition of insulation and sealing measures and removal of accidental ventilation paths.	Low
Where appropriate consider replacing heating boiler plant with a condensing type.	High
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.	Low

## **Changes that may pay for themselves in over 7 years**

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Engage experts to review overall heating strategy and propose an investment programme for upgrading and/or switching to alternative solutions.	High
Consider heating the building using biomass boiler(s).	High
Consider switching to a less carbon intensive fuel.	High
Consider installing building mounted solar water heating.	High
Consider installing building mounted photovoltaic electricity generating panels.	High

## **Additional recommendations**

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
It should be considered to up-grade the light fittings to LEDs.	Medium
It should be considered to up-grade the lighting controls to include motion sensors and daylight sensors.	Medium
Consider upgrading heating controls to include weather compensation/optimiser control and 7 day time control.	Low
It should be considered to undertake a review of heating/hot water pipework insulation as a quantity of pipework was noted to be not insulated.	Medium
The up-grading of the electricity meter and oil meter to smart meters and connection to an aM&T system should be considered.	Medium

# **Building and report details**

## **Building occupier**

**Building type**

Clinic

**Building environment**

Heating and Natural Ventilation

<b>Electricity used</b>	10473 kW h
<b>Total useful floor area</b>	291.42 square metres
<b>Building reference</b>	RRN-9564-3042-0870-0700-9521
<b>Report issued on</b>	28 April 2017
<b>Calculation tool</b>	DCLG, ORCalc, v3.6.3
<b>Type of inspection</b>	Physical

## Assessor's details

<b>Assessor's name</b>	George Dagg
<b>Employer's name</b>	Utilitywise Corporate
<b>Employer's address</b>	Unit 2.1 Central Point, Kirpal Road, Portsmouth, Hants, PO3 6FH
<b>Assessor ID</b>	STER000413
<b>Accreditation scheme</b>	Sterling Accreditation Ltd

## Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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