Display energy certificate (DEC) recommendation report

London Borough of Hillingdon Civic Centre, High Street UXBRIDGE UB8 1UW	Report number **0398-9307-4820-8490-5103** Valid until **19 January 2027**

Operational rating and DEC

This building's operational rating is E.

For more information on the building's energy performance, see the DEC for this building (/energy-certificate/0850-0311-7449-8890-3092).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider how building fabric air tightness could be improved, for example sealing, draught stripping and closing off unused ventilation openings, chimneys.	High
Engage experts to review the HVAC control systems settings and propose alterations and/or upgrades and adjust to suit current occupancy patterns.	High
Consider whether the humidity control system is essential and/or consider re-setting to more efficient parameters where close control is not critical.	High
Consider introducing a system of regular checks of Heating, Ventilation and Air Conditioning (HVAC) time and temperature settings and provisions to prevent unauthorised adjustment.	High
Consider installing automated controls and monitoring systems to electrical equipment and portable appliances to minimise electricity waste.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact

Recommendation	Potential impact
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.	High

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted photovoltaic electricity generating panels.	High

Additional recommendations

Recommendation	Potential impact
Consider improving the insulation of heating and hot water pipework (including uninsulated flanges and valves in the boiler room)	High

Building and report details

Building occupier

Building type
General Office

Building environment
Heating and Mechanical Ventilation

On-site renewable energy sources
Solar Photovoltaic Electricity System: 10026 kWh Electricity

Electricity used
4481668 kW h

Gas used
3485957 kW h

Total useful floor area
27,272 square metres

Building reference
RRN-0990-5943-0147-7080-3080

Report issued on

20 January 2020

Calculation tool
DCLG, ORCalc, v3.6.3

Type of inspection
Physical

Assessor's details

Assessor's name
Adrian Newton

Employer's name
ESOS Energy

Employer's address
2nd Floor, Tower House, Fairfax Street, Bristol, BS1 3BN

Assessor ID
LCEA204928

Accreditation scheme
CIBSE Certification Limited

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.