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Case Study - EPC Plus December 2009


Client: NFU Mutual

Project Brief:

The NFU Mutual approached Zero Trace in 2009 after their property portfolio was assessed for Energy Performance Certificate ratings. With a number of the company's assets scoring a G rating, the lowest score available, the NFU were enthusiastic about improving these ratings and the overall energy efficiency of their portfolio.

A project brief was designed centering on the EPC Plus service offered by Zero Trace with the following goals:

- Identify suitable options to improve the EPC rating of the building
- Provide cost analysis to identify the most financially viable solutions
- Outline clusters of recommendations to make the highest impact with the lowest cost



Process:

To discover the most beneficial changes that could be made, the first step was to calculate an accurate benchmark for the study. As Zero Trace did not carry out the original EPC report, it was reassessed to assure accuracy. At this stage, due to a more in depth site survey and additional information being included in lighting assessments and the efficiency ratings of heating and cooling systems, the base rating rose from a G to an E.

In the next stage of the project the Zero Trace team assessed the potential improvements that could be made to the building. Through talking to the building occupants, and studying the lighting, heating, and cooling designs, it was discovered that the heating in the main warehouse was never used due to it's ineffectiveness. As this heating system was a main factor in the EPC rating, recommendations were made to either replace the system with more appropriate radiant units, or to remove it completely.

Throughout the process, lighting, air tightness, power factor correction, and solar shading were also identified as potential improvements that could be made. Research was then carried out to identify the associated cost and payback of each option. This enabled recommendations to be made with financial viability as a contributing factor.

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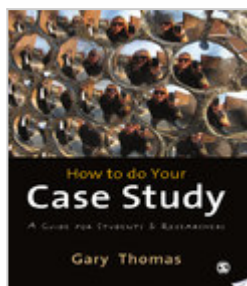
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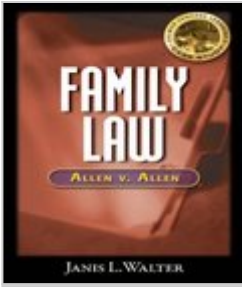
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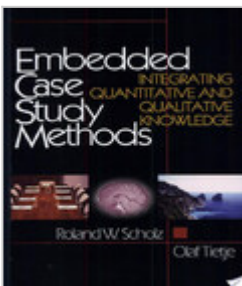
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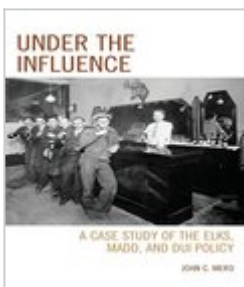
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