

# Energy performance certificate (EPC)

SECOND FLOOR EAST  
Lees House Limited  
21 Dyke Road  
BRIGHTON  
BN1 3FE

Energy rating

**A**

Valid until: **26 January 2030**

Certificate number: **0923-9195-0631-7200-9003**

Property type

B1 Offices and Workshop businesses

Total floor area

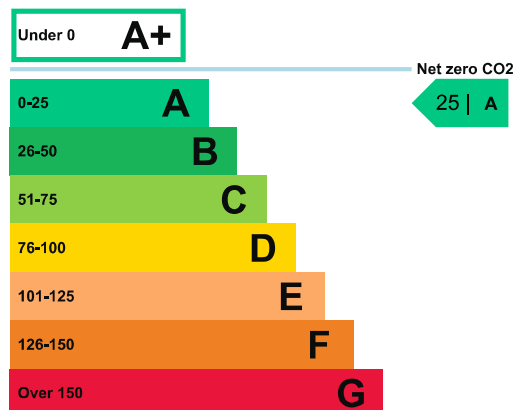
251 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is A.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**30 | B**

If typical of the existing stock

**87 | D**

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	16.35
Primary energy use (kWh/m <sup>2</sup> per year)	96

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0990-9229-0400-5760-1134\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Ian Pratt
Telephone	01273 778676
Email	<a href="mailto:ian.p@freemanbeesley.com">ian.p@freemanbeesley.com</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA015425
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	Freeman Beesley Ltd
Employer address	Victoria House, 125 Queens Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 January 2020
Date of certificate	27 January 2020

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