



epc brighton

Tel. 01273 321864

Mobile: 07718 319595

Email. johnhole@epcbrighton.com

Third Floor, 26 North Street Brighton BN1 1EB



Energy Performance Certificate



Energy performance certificate (EPC)

Third Floor Chandos House 26 North Street Brighton BN1 1EB	Energy rating C	Valid until: 9 August 2031 Certificate number: 1823-7721-7804-5808-2965
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Property type **B1 Offices and Workshop businesses**

Total floor area **194 square metres**

Rules on letting this property

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

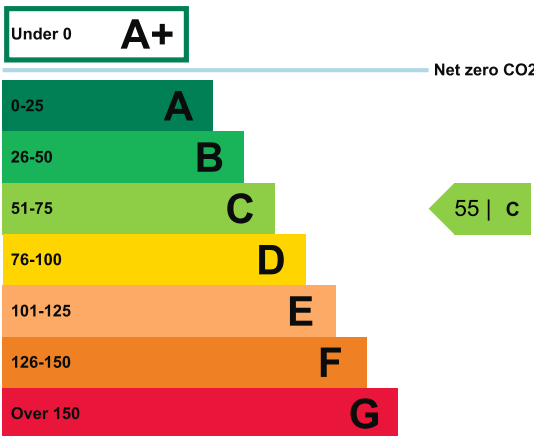
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

This property's current energy rating is C.



How this property compares to others

Properties similar to this one could have ratings:

If newly built **25 | A**

If typical of the existing stock **74 | C**

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

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	41.66
Primary energy use (kWh/m ² per year)	241

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3209-4120-8551-3806-5235\)](/energy-certificate/3209-4120-8551-3806-5235).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue Brighton BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	4 August 2021
Date of certificate	10 August 2021

Energy performance certificate (EPC) recommendation report

Third Floor Chandos House 26 North Street Brighton BN1 1EB	Report number 3209-4120-8551-3806-5235
	Valid until 9 August 2031

Energy rating and EPC

This property's current energy rating is C.

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

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
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	10 August 2021
Total useful floor area	194 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

Assessor's details

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com
Employer's name	EPC Brighton Ltd
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Accreditation scheme	Elmhurst Energy Systems Ltd