



epc brighton

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188 Church Road Hove BN3 2DJ



Energy Performance Certificate



Energy performance certificate (EPC)

188 Church Road
HOVE
BN3 2DJ

Energy rating

B

Valid until: **17 April 2034**

Certificate number: **4849-5306-7913-4061-6668**

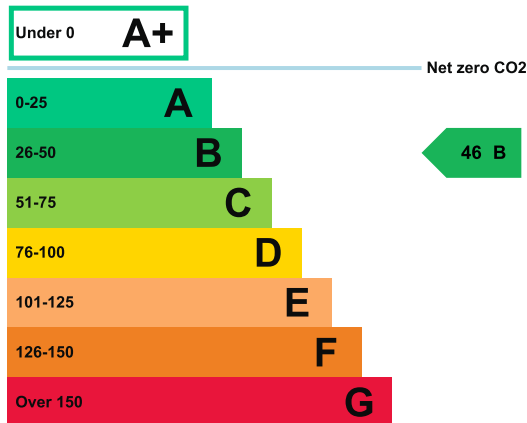
Property type	Retail/Financial and Professional Services
Total floor area	52 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 A

If typical of the existing stock

0 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	18.56
Primary energy use (kWh/m ² per year)	195

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5370-5725-6500-5951-8099\)](/energy-certificate/5370-5725-6500-5951-8099).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Contacting the accreditation scheme

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

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

About this assessment

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	18 April 2024
Date of certificate	18 April 2024

Energy performance certificate (EPC) recommendation report

188 Church Road
HOVE
BN3 2DJ

Report number
5370-5725-6500-5951-8099

Valid until
17 April 2034

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
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 may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Property and report details

Report issued on	18 April 2024
Total useful floor area	52 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.2, SBEM, v6.1.d.0

Assessor's details

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com
Employer's name	EPC Brighton Ltd
Employer's address	16 Holmes Avenue
Assessor ID	EES/015102
Assessor's declaration	The assessor is employed by the property owner.
Accreditation scheme	Elmhurst Energy Systems Ltd
