

## Energy performance certificate (EPC)

The Freemasons Arms  
8 Sydney Street  
Brightlingsea  
COLCHESTER  
CO7 0BG

## Energy rating

B

Valid until:

4 January 2036

Certificate number: 0879-5185-1492-8245-8580

### Property type

## Hotels

### Total floor area

207 square metres

## Rules on letting this property

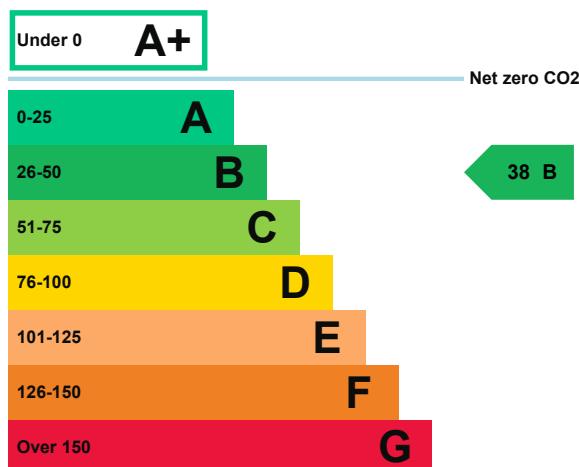
Properties can be let if they have an energy rating from A+ to E.

## 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

26 B

If typical of the existing stock

104 E

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m <sup>2</sup> per year)	46.76
Primary energy use (kWh/m <sup>2</sup> per year)	412

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5982-7506-5550-2976-6579\)](#).

## 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	Raymond Hutchins
Telephone	0789 2681 495
Email	<a href="mailto:ray.epc@gmail.com">ray.epc@gmail.com</a>

### 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/019803
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Employer	Benchmark Surveys.
Employer address	Croft, Tenpenny Hill, Thorrington, Colchester, CO7 8JG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 December 2025
Date of certificate	5 January 2026