

# Energy performance certificate (EPC) recommendation report

135 Elm Grove  
BRIGHTON  
BN2 3ES

Report number  
3578-6172-7435-6260-9829

Valid until  
5 December 2033

## Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(energy-certificate/0783-0522-3552-6613-7830\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

#### Recommendation

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.

#### Potential impact on carbon emissions

Medium

### Changes that may pay for themselves within 3 to 7 years

#### Recommendation

Some windows have high U-values - consider installing secondary glazing.

#### Potential impact on carbon emissions

Medium

### Changes that may pay for themselves in over 7 years

#### Recommendation

Add weather compensation controls to heating system.

#### Potential impact on carbon emissions

Medium

Some solid walls are poorly insulated - introduce or improve internal wall insulation.

Medium

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

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

6 December 2023

### Total useful floor area

48 square metres

### Building environment

Heating and Natural Ventilation

### Calculation tool

G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

## Assessor's details

### Assessor's name

Mr. Oliver Foster

### Telephone

01273 458484

<b>Email</b>	<a href="mailto:info@skyline-epc.com">info@skyline-epc.com</a>
<b>Employer's name</b>	Skyline Energy Assessors Ltd
<b>Employer's address</b>	6 Skyline View Peacehaven BN10 8EL
<b>Assessor ID</b>	EES/027026
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd

#### Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

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[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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