

Energy performance certificate (EPC) recommendation report

Office 2
The Design Quarter
129-130 Edward Street
BRIGHTON
BN2 0JL

Report number
9025-0202-7405-3124-2800

Valid until
8 December 2035

Energy rating and EPC

This property's energy rating is C.

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
Add time control to heating system.	Medium
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
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Add local time control to heating system.	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

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low

Property and report details

Report issued on	9 December 2025
Total useful floor area	70 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Becky Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com
Employer's name	Energy Performance Projects Ltd
Employer's address	2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor ID	QUID207214
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
