

# Energy performance certificate (EPC)

The Foresters Hall  
13 Sydney Street  
Brightlingsea  
COLCHESTER  
CO7 0BG

Energy rating

**D**

Valid until:

**9 February 2035**

Certificate number:

**4887-9969-5002-0101-8192**

Property type

Offices and Workshop Businesses

Total floor area

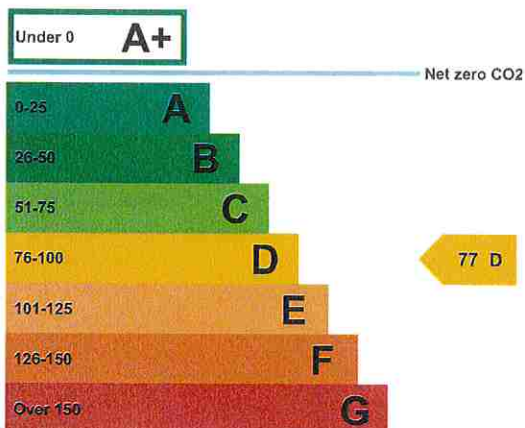
83 square metres

## 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 D.



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

**6 A**

If typical of the existing stock

**23 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 <sub>2</sub> /m <sup>2</sup> per year)	38.23
Primary energy use (kWh/m <sup>2</sup> per year)	399

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6946-4182-1606-4606-2032\)](#).

## 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	29 January 2025
Date of certificate	10 February 2025

## Energy performance certificate (EPC) recommendation report

The Foresters Hall  
13 Sydney Street  
Brightlingsea  
COLCHESTER  
CO7 0BG

Report number  
**6946-4182-1606-4606-2032**

Valid until  
**9 February 2035**

### Energy rating and EPC

This property's energy rating is D.

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

### Recommendations

#### Changes that may pay for themselves within 3 to 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
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	10 February 2025
Total useful floor area	83 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

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## Assessor's details

Assessor's name	Raymond Hutchins
Telephone	0789 2681 495
Email	<a href="mailto:ray.epc@gmail.com">ray.epc@gmail.com</a>
Employer's name	Benchmark Surveys.
Employer's address	Croft, Tenpenny Hill, Thorrington, Colchester, CO7 8JG
Assessor ID	EES/019803
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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