

Energy performance certificate (EPC) recommendation report

B2
Beckingham Business Park
Beckingham Street
Tolleshunt Major
MALDON
CM9 8LZ

Report number
2136-4059-9058-2198-3301

Valid until
11 November 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 to 7 years

Recommendation	Potential impact on carbon emissions
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
Consider installing an air source heat pump.	High
Install more efficient water heater.	Medium
Consider installing a ground source heat pump.	High
Consider replacing HWS with point of use system.	Medium
Consider installing solar water heating.	Low

Property and report details

Report issued on	12 November 2025
Total useful floor area	34 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Justin Clements
Telephone	08001701201
Email	justin.c@easyepc.org
Employer's name	EASY EPC
Employer's address	12 Albion Street Brighton BN2 9NE
Assessor ID	QUID210138
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited