

# Energy performance certificate (EPC) recommendation report

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UNIT  
FRESHFIELD INDUSTRIAL ESTATE  
STEVENSON ROAD  
BRIGHTON  
BN2 0DF

Certificate number  
**7780-5761-1401-0781-2144**

Valid until  
**20 September 2030**

## Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/0907-0979-2899-7773-1775\)](#).

## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

## Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
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
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

## Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing building mounted wind turbine(s).	Low

<b>Recommendation</b>	<b>Potential impact</b>
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Consider installing an air source heat pump.	High
Consider installing PV.	Low

## **Additional recommendations**

<b>Recommendation</b>	<b>Potential impact</b>
PV (Photovoltaic Cells) require an open southerly roof aspect to generate electricity from solar. Unused power can be sold to the National Grid via the 'Feed-in Tariffs'	Low

## **Property and report details**

### **Report issued on**

21 September 2020

### **Total useful floor area**

332 square metres

### **Building environment**

Heating and Natural Ventilation

### **Calculation tool**

G-ISBEM Ltd, G-ISBEM, v24.0, SBEM, v5.6.b.0

## **Assessor's details**

### **Assessor's name**

Stuart Foster

### **Telephone**

01273 458484

### **Employer's name**

Skyline Energy Assessors

### **Employer's address**

6 Skyline View, Peacehaven, BN10 8EL

### **Assessor ID**

EES/007985

## Accreditation scheme

Elmhurst Energy Systems Ltd

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## Assessor's declaration

The assessor has not indicated whether they have a relation to this property.

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## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related reports for this property.

