

## Energy performance certificate (EPC) recommendation report

177-187 Terminus Road  
EASTBOURNE  
BN21 3NX

Report number  
**1970-1309-7936-6517-6948**

Valid until  
**10 December 2033**

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### Energy rating and EPC

This property's current energy rating is B.

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

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## Recommendations

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

Recommendation	Potential impact on carbon emissions
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

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

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low

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

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some windows have high U-values - consider installing secondary glazing.	Medium

## Property and report details

Report issued on	11 December 2023
Total useful floor area	6,865 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Aaron Lewis
Telephone	02084587444
Email	<a href="mailto:aaron@staygreen50.com">aaron@staygreen50.com</a>
Employer's name	Cec Energy Ltd
Employer's address	62, Woodville Road, London, NW11 9TN
Assessor ID	QUID203098
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

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