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ENERGY PERFORMANCE CERTIFICATE

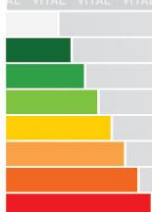
**Hendy Mazda
Lottbridge Drove
Eastbourne
BN23 6NS**

30 November 2022

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

We keep buildings safe, secure & sustainable



Energy performance certificate (EPC)

Hendy Mazda Lottbridge Drove EASTBOURNE BN23 6NS	Energy rating <div>A</div>	Valid until: 29 November 2032 Certificate number: 2570-5132-5582-8099-2896
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Property type

Retail/Financial and Professional Services

Total floor area

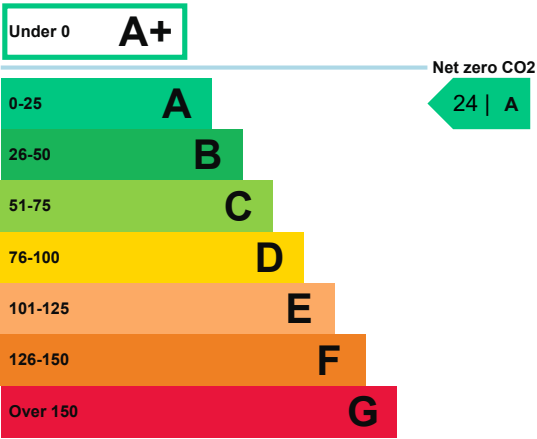
612 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is A.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

18 | A

If typical of the existing stock

72 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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 (kgCO2/m2 per year)	147.32
Primary energy use (kWh/m2 per year)	1590

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9992-7252-5482-5500-1880\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Robert Sims
Telephone	07966 468840
Email	robert.sims@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207470
Telephone	01225 667 570
Email	info@guidos.co.uk

Assessment details

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 November 2022
Date of certificate	30 November 2022

Energy performance certificate (EPC) recommendation report

Hendy Mazda Lottbridge Drove EASTBOURNE BN23 6NS	Report number 9992-7252-5482-5500-1880
	Valid until 29 November 2032

Energy rating and EPC

This property’s current energy rating is A.

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

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
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	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
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Add time control to heating system.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Low
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.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Low
Add weather compensation controls to heating system.	Low
Some loft spaces are poorly insulated - install/improve insulation.	Low
Add local time control to heating system.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low

Property and report details

Report issued on 30 November 2022

Total useful floor area 612 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v6.1.d, SBEM, v6.1.d.0

Assessor's details

Assessor's name Robert Sims

Telephone 07966 468840

Email robert.sims@hotmail.co.uk

Employer's name

Employer's address

Assessor ID QUID207470

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Quidos Limited
