

# Energy performance certificate (EPC) recommendation report

Rear Warehouse  
4 Beeching Road  
BEXHILL ON SEA  
TN39 3LG

Report number  
**1939-1405-3620-9806-3249**

Valid until  
**23 September 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 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 in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing solar water heating.	Low
Add optimum start/stop to the heating system.	Medium
Consider installing PV.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add weather compensation controls to heating system.	Medium

## Property and report details

Report issued on	24 September 2025
Total useful floor area	463 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

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## Assessor's details

Assessor's name	Mr Anthony Light
Telephone	08450212233
Email	<a href="mailto:anthony@brightenergyreports.co.uk">anthony@brightenergyreports.co.uk</a>
Employer's name	Bright Energy Reports
Employer's address	PO BOX 218, Eastbourne, BN24 9GN
Assessor ID	EES/028111
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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