

## Energy performance certificate (EPC) recommendation report

4 Beeching Road  
BEXHILL  
TN39 3LG

Report number  
**4272-6596-9335-6928-6537**

Valid until  
**24 September 2035**

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### Energy rating and EPC

This property's energy rating is D.

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 optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

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

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low

# Property and report details

Report issued on	25 September 2025
Total useful floor area	828 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

## 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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