



epc brighton

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3 Trafalgar Mews Brighton BN1 4EZ



Energy Performance Certificate



# Energy performance certificate (EPC)

3 Trafalgar Mews BRIGHTON BN1 4EZ	Energy rating	Valid until: <b>14 May 2036</b>
	<b>B</b>	Certificate number: <b>3618-2535-3544-5395-4293</b>

Property type	Offices and Workshop Businesses
Total floor area	108 square metres

## Rules on letting this property

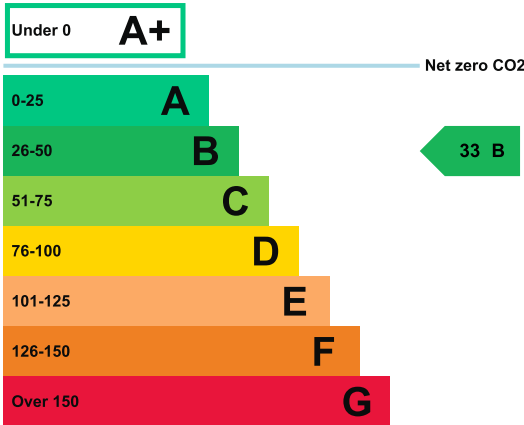
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>8 A</b>
If typical of the existing stock	<b>32 B</b>

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.81
Primary energy use (kWh/m <sup>2</sup> per year)	114

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4594-3080-3723-5749-1029\)](/energy-certificate/4594-3080-3723-5749-1029).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Hole
Telephone	01273 321864
Email	<a href="mailto:johnhole@epcbrighton.com">johnhole@epcbrighton.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EPC Brighton
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	30 April 2026
Date of certificate	15 May 2026

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## Energy performance certificate (EPC) recommendation report

3 Trafalgar Mews  
BRIGHTON  
BN1 4EZ

Report number  
**4594-3080-3723-5749-1029**

Valid until  
**14 May 2036**

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### Energy rating and EPC

This property's 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 optimum start/stop to the heating system.	Low

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

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

## Property and report details

Report issued on	15 May 2026
Total useful floor area	108 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	John Hole
Telephone	01273 321864
Email	<a href="mailto:johnhole@epcbrighton.com">johnhole@epcbrighton.com</a>
Employer's name	EPC Brighton
Employer's address	16 Holmes Avenue Hove BN3 7LA
Assessor ID	EES/015102
Assessor's declaration	The assessor is employed by the property owner.
Accreditation scheme	Elmhurst Energy Systems Ltd

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