

# Energy performance certificate (EPC)

|   |               |   |
|---|---------------|---|
| 65 St Georges Road<br>BRIGHTON<br>BN2 1EF | Energy rating | Valid until: <b>6 May 2035</b>                      |
|   | <b>B</b>      | Certificate number: <b>0567-6669-9362-6112-9699</b> |

|                  |   |
|------------------|---|
| Property type    | Restaurants and Cafes/Drinking Establishments/Takeaways |
| Total floor area | 27 square metres  |

## Rules on letting this property

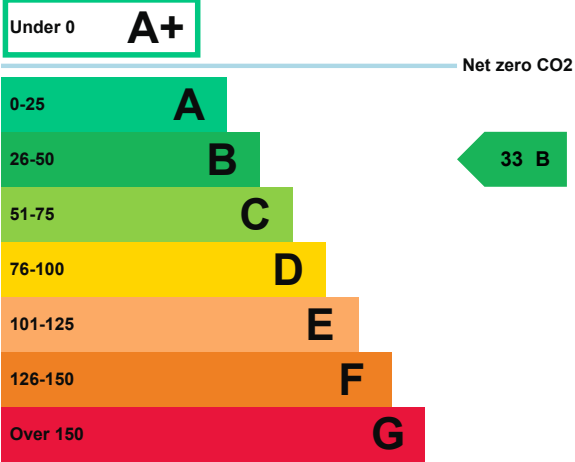
Properties can be let if they have an energy rating from A+ to E.

## 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

10 A

If typical of the existing stock

39 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) | 44.06                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 465                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2912-1120-3499-9867-5701\)](/energy-certificate/2912-1120-3499-9867-5701).

## 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   |
| 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     | 24 April 2025                                   |
| Date of certificate    | 7 May 2025                                      |