



epc brighton

Tel. 01273 321864

Mobile: 07718 319595

Email. [johnhole@epcbrighton.com](mailto:johnhole@epcbrighton.com)

Find It Out Centre Glamis Road Bognor Regis PO21 1DB



Energy Performance Certificate



# Energy performance certificate (EPC)

Find It Out Centre and 39 Youth Club Glamis Street Bognor Regis PO21 1DB	Energy rating <b>E</b>	Valid until: <b>16 May 2033</b> <hr/> Certificate number: <b>8426-8488-7143-8632-1689</b>
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Property type Non-residential Institutions: Community/Day Centre

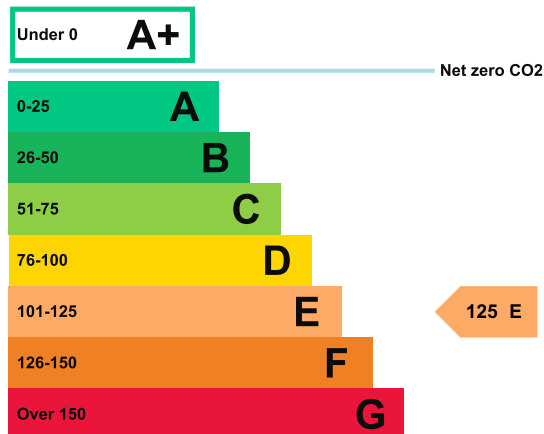
Total floor area 462 square metres

## 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 E.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**8 A**

If typical of the existing stock

**33 B**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	37.27
Primary energy use (kWh/m <sup>2</sup> per year)	234

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1520-5454-1903-7926-5683\)](#).

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

### Accreditation scheme contact details

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

### Assessment details

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	26 April 2023
Date of certificate	17 May 2023

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## Energy performance certificate (EPC) recommendation report

Find It Out Centre and 39 Youth Club  
Glamis Street  
Bognor Regis  
PO21 1DB

Report number  
**1520-5454-1903-7926-5683**

Valid until  
**16 May 2033**

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### Energy rating and EPC

This property's current energy rating is E.

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

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## 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
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
Add optimum start/stop to the heating system.	Medium

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	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
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from gas to biomass.	High

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Medium
Consider installing a ground source heat pump.	Medium

Recommendation	Potential impact
Consider installing solar water heating.	Low

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## Property and report details

Report issued on	17 May 2023
Total useful floor area	462 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.2, SBEM, v6.1.d.0

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## Assessor's details

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