

# Energy performance certificate (EPC)

28 Charles Court Northdown Road MARGATE CT9 3FH	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: <b>10 January 2032</b> <hr/> Certificate number: <b>0561-3493-9492-2402-8161</b>
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Property type Mid-floor flat

Total floor area 53 square metres

## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.20 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.1 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and at least two room thermostats	Good
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.9 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 86 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£272 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 909 kWh per year for heating
- 1,857 kWh per year for hot water

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## Impact on the environment

This property's current environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 0.8 tonnes of CO<sub>2</sub>

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This property's potential production 0.8 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## Changes you could make

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use.](https://www.simpleenergyadvice.org.uk/)  
(<https://www.simpleenergyadvice.org.uk/>)

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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

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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	Thomas Owen
Telephone	01273021234
Email	<a href="mailto:tom@seabuildingcompliance.com">tom@seabuildingcompliance.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	Stroma Certification Ltd
Assessor's ID	STRO029908
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	7 January 2022
Date of certificate	11 January 2022
Type of assessment	<a href="#">SAP</a>

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