# **Energy performance certificate (EPC)**

17 The Boardwalk Pearl Lane GILLINGHAM ME7 1FU Energy rating

Valid until: 5 June 2035

Certificate number:

0635-4226-5500-0665-1202

Property type Mid-floor flat

Total floor area 45 square metres

# Rules on letting this property

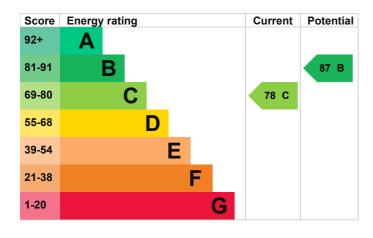
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

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

See how to improve this property's energy efficiency.



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    |
|----------------------|---|-----------|
| Wall                 | System built, as built, insulated (assumed) | Very good |
| Window               | Fully double glazed                         | Good      |
| Main heating         | Room heaters, electric                      | Very poor |
| Main heating control | Programmer and appliance thermostats        | Good      |
| Hot water            | Electric immersion, standard tariff         | Very poor |
| Lighting             | Low energy lighting in all fixed outlets    | Very good |
| Roof                 | (another dwelling above)                    | N/A       |
| Floor                | (another dwelling below)                    | N/A       |
| Secondary heating    | None  | N/A       |

#### Primary energy use

The primary energy use for this property per year is 165 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £579 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 £215 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- · 616 kWh per year for heating
- 1,545 kWh per year for hot water

# Impact on the environment This property produces 1.2 tonnes of CO2

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

1.3 tonnes of CO2

This property's potential

production

### Carbon emissions

An average household produces

6 tonnes of CO2

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

# Steps you could take to save energy

Step Typical installation cost Typical yearly saving

1. High heat retention storage heaters £800 - £1,200 £214

### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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 | Paul Tilley           |
|-----------------|-----------------------|
| Telephone       | 07977078718           |
| Email           | pr.tilley@yahoo.co.uk |

## **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/002591                     |
| Telephone                              | 01455 883 250                  |
| Email                                  | enquiries@elmhurstenergy.co.uk |
| About this assessment                  |                                |
| Assessor's declaration                 | No related party               |
|  |                                |
| Date of assessment                     | 5 June 2025                    |
| Date of assessment Date of certificate | 5 June 2025<br>6 June 2025     |