Energy performance certificate (EPC)

5 Harbour Street RAMSGATE CT11 8HA	Energy rating **C**	Valid until:	**6 May 2035**
		Certificate number:	**2936-1870-2984-3376-8644**

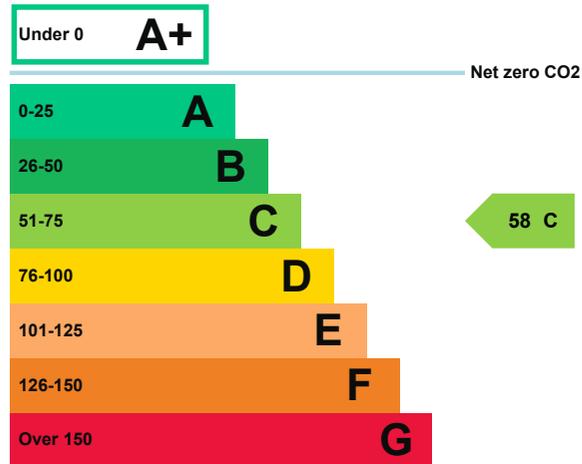| Property type	Retail/Financial and Professional Services
Total floor area	109 square metres

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 C.

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.

Under 0	**A+**

Net zero CO2

0-25	**A**
26-50	**B**
51-75	**C**
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

58 C

How this property compares to others

Properties similar to this one could have ratings:

If newly built	9 A
If typical of the existing stock	35 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	14.32
Primary energy use (kWh/m2 per year)	153

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5767-9769-4542-1314-5859).

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	Yvonne Forbes
Telephone	01843 298635
Email	yvonne.forbes@btinternet.com

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/008610
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Majestic Energy Assessments
Employer address	38 Friends Avenue, Margate, Kent, CT9 3XQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 May 2025
Date of certificate	7 May 2025