

# Energy performance certificate (EPC)

39 Kensington Gardens  
BRIGHTON  
BN1 4AL

Energy rating

B

Valid until:

6 August 2036

Certificate number:

4308-3236-6002-0008-2106

|                  |                                            |
|------------------|--------------------------------------------|
| Property type    | Retail/Financial and Professional Services |
| 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.

Energy rating and score

This property’s energy rating is B.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each with a rating letter and a score range. A green arrow points to the 'B' rating, which corresponds to a score of 33. A horizontal line labeled 'Net zero CO2' is positioned above the 'A' rating bar.

| Rating | Score Range |
|--------|-------------|
| A+     | Under 0     |
| A      | 0-25        |
| B      | 26-50       |
| C      | 51-75       |
| D      | 76-100      |
| E      | 101-125     |
| F      | 126-150     |
| G      | Over 150    |

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/4308-3236-6002-0008-2106?print=true>

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## How this property compares to others

Properties similar to this one could have ratings:

|                                  |      |
|----------------------------------|------|
| If newly built                   | 0 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) | 19.24                     |
| Primary energy use (kWh/m2 per year)       | 206                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0084-0202-3406-6308-2100\)](#).

## 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 | Becky Cheney                                                       |
| Telephone       | 07967381384                                                        |
| Email           | <a href="mailto:beckycheney1@gmail.com">beckycheney1@gmail.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 | Quidos Limited                                           |
| Assessor's ID        | QUID207214                                               |
| Telephone            | 01225 667 570                                            |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |                                                                  |
|------------------------|------------------------------------------------------------------|
| Employer               | Energy Performance Projects                                      |
| Employer address       | Flat 2 Van Alen Building 24-30 Marine Parade Brighton<br>BN2 1WP |
| Assessor's declaration | The assessor is not related to the owner of the property.        |
| Date of assessment     | 7 August 2026                                                    |
| Date of certificate    | 7 August 2026                                                    |