

Energy performance certificate (EPC)

SECOND FLOOR, REAR OFFICE Hywel Samuel & Associates 28 St. Mary Street Cardiff CF10 1AB		Energy rating D
Valid until 23 June 2026	Certificate number 9144-3036-0964-0701-6691	

Property type	B1 Offices and Workshop businesses
Total floor area	104 square metres

Rules on letting this property

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

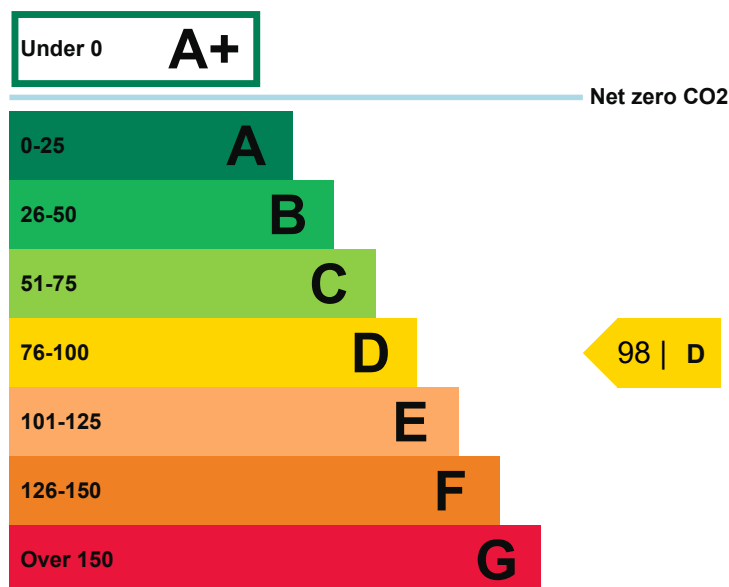
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



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 (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 | A

If typical of the existing stock

70 | C

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 ₂ /m ² per year)	122.53

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0611-0746-4949-4396-6002\)](/energy-certificate/0611-0746-4949-4396-6002).

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	Iain Padwick
Telephone	029 2221 7253
Email	iain@greenfeetuk.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201565
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Date of assessment	16 June 2016
Date of certificate	24 June 2016
Employer	Green Feet Ltd
Employer address	13 Sullivan Close Penarth CF64 3QR

Assessor's declaration

The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.