

Energy performance certificate (EPC)

First Floor, Front Offices 28 ST MARY STREET Cathays Cardiff CF10 1AB		Energy rating C
Valid until 14 January 2031	Certificate number 0095-7277-5359-5822-2510	

Property type	B1 Offices and Workshop businesses
Total floor area	61 square metres

Rules on letting this property

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

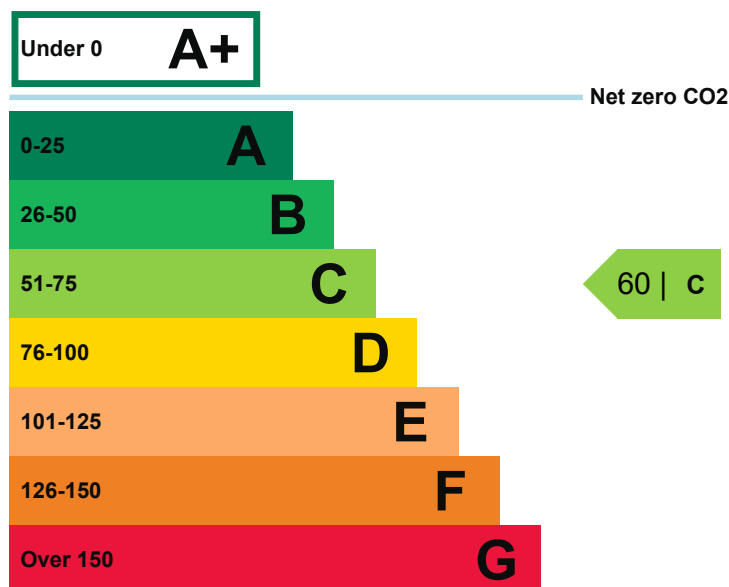
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 C.



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

36 | B

If typical of the existing stock

119 | E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	36.74
Primary energy use (kWh/m ² per year)	217

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2751-4529-5795-5202-8701\)](#).

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	8 January 2021
Date of certificate	15 January 2021

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.