

Energy performance certificate (EPC)

Market Buildings
Talbot Street
MAESTEG
CF34 9BY

Energy rating

D

Valid until: 8 June 2030

Certificate number: 0428-0461-0830-4900-3003

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

367 square metres

Rules on letting this property

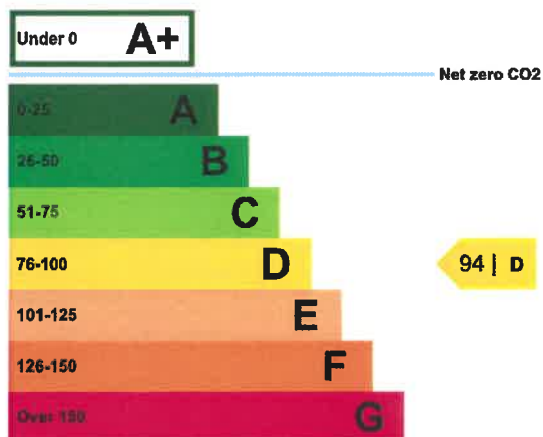
Properties can be let if they have an energy rating from A+ to E.

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.

Energy efficiency rating for this property

This property's current energy rating is D.



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

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	47.78
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Primary energy use (kWh/m ² per year)	283
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0060-3294-0400-1480-4084\)](/energy-certificate/0060-3294-0400-1480-4084).

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	Maurice Carter
Telephone	07900123494
Email	carters_epc@btinternet.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO002235
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	EPC 4 CARDIFF
Employer address	23 Slade Close Sully Vale of Glamorgan CF64 5UU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 June 2020
Date of certificate	9 June 2020

Energy performance certificate (EPC) recommendation report

Market Buildings
Talbot Street
MAESTEG
CF34 9BY

Report number
0060-3294-0400-1480-4084

Valid until
8 June 2030

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	9 June 2020
Total useful floor area	367 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v5.6.a, SBEM, v5.6.a.1

Assessor's details

Assessor's name	Maurice Carter
Telephone	07900123494
Email	carters_epc@btinternet.com
Employer's name	EPC 4 CARDIFF
Employer's address	23 Slade Close Sully Vale of Glamorgan CF64 5UU
Assessor ID	STRO002235
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd