

Energy performance certificate (EPC)

89 Lower Dock Street NEWPORT NP20 2AH	Energy rating E	Valid until: 18 December 2029
		Certificate number: 0770-0031-6529-6620-2092

Property type	B1 Offices and Workshop businesses
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Total floor area	315 square metres
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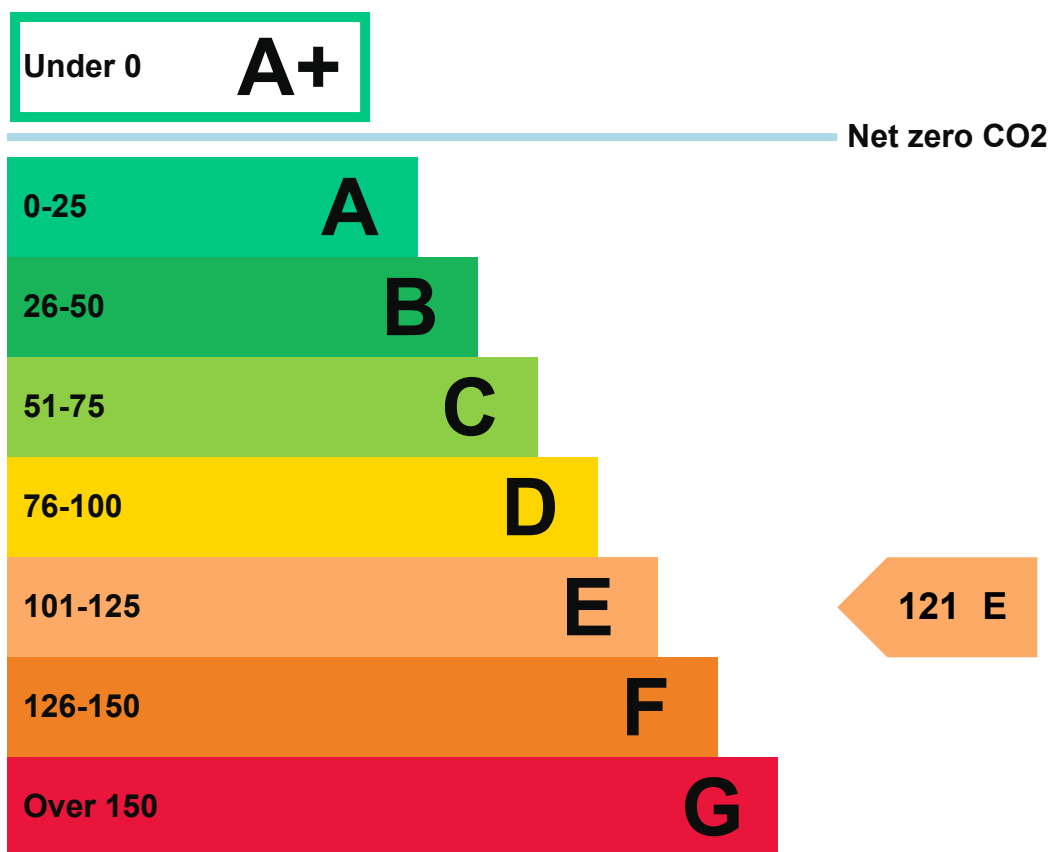
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E.



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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

85 D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	70.62
Primary energy use (kWh/m² per year)	418

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0296-2006-2640-7590-7103\)](/energy-certificate/0296-2006-2640-7590-7103).

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	Gerald Israel
Telephone	01443 206062
Email	gerald.israel@yahoo.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA020320
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	GAI Associates Limited
Employer address	7 Coed-y-Broch, Church Village, Pontypridd, CF38 1BQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 October 2019
Date of certificate	19 December 2019

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 (Monday to Friday, 9am to 5pm).

Certificate number	0766-3062-0532-0090-4221 (/energy-certificate/0766-3062-0532-0090-4221)
Expired on	22 April 2019



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