

Energy performance certificate (EPC)

2-4 Ruby Street CARDIFF CF24 1LP	Energy rating D	Valid until: 13 November 2032
		Certificate number: 0108-3858-8200-6797-5243

Property type	B1 Offices and Workshop businesses
Total floor area	123 square metres

Rules on letting this property

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

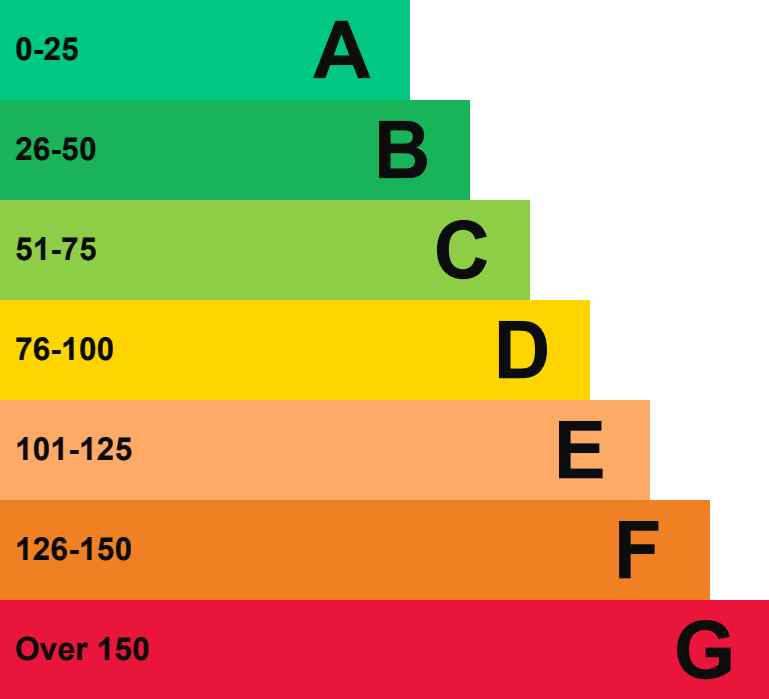
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.

Under 0 **A+**

Net zero CO2



85 **D**

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

3 **A**

If typical of the existing stock

11 **A**

Breakdown of this property's energy performance

Main heating fuel

Other

Building environment

Unconditioned

Assessment level	3
Building emission rate (kgCO₂/m² per year)	23.02
Primary energy use (kWh/m² per year)	136

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6515-0931-9225-7155-1289\)](/energy-certificate/6515-0931-9225-7155-1289).

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	Kevin McGrath
Telephone	07789982237
Email	kevin.mcgrath@ntlworld.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019664
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	K and M Property Services
Employer address	37 Ton Road, Cwmbran, Torfaen, NP44 7LE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 October 2022
Date of certificate	14 November 2022

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).

There are no related certificates for this property.



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