

Energy performance certificate (EPC)

40 High Street FERNDALE CF43 4RH	Energy rating E	Valid until: 2 September 2035
		Certificate number: 0830-6906-0352-4653-2269

Property type

Retail/Financial and Professional Services

Total floor area

113 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>).

Energy rating and score

This property's energy rating is E.

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

107 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

35 B

If typical of the existing stock

163 G

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	43.37
Primary energy use (kWh/m² per year)	338

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2045-5401-5075-6853-1454\)](#).

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 & M Energy Surveys Ltd
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	29 August 2025
Date of certificate	3 September 2025

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	9233-3042-0773-0900-7725 (/energy-certificate/9233-3042-0773-0900-7725)
Expired on	27 March 2023
Certificate number	0760-2977-0330-3040-9030 (/energy-certificate/0760-2977-0330-3040-9030)
Expired on	5 July 2020



OGL

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