

# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 58 Maerdy Road<br>Maerdy<br>FERNDALE<br>CF43 4AE | Energy rating<br><b>D</b> | Valid until: <b>2 April 2028</b>                    |
|  |                           | Certificate number: <b>0720-0338-9939-7404-4002</b> |

|                         |  |
|-------------------------|--|
| <b>Property type</b>    | A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways |
| <b>Total floor area</b> | 96 square metres   |

## Rules on letting this property

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

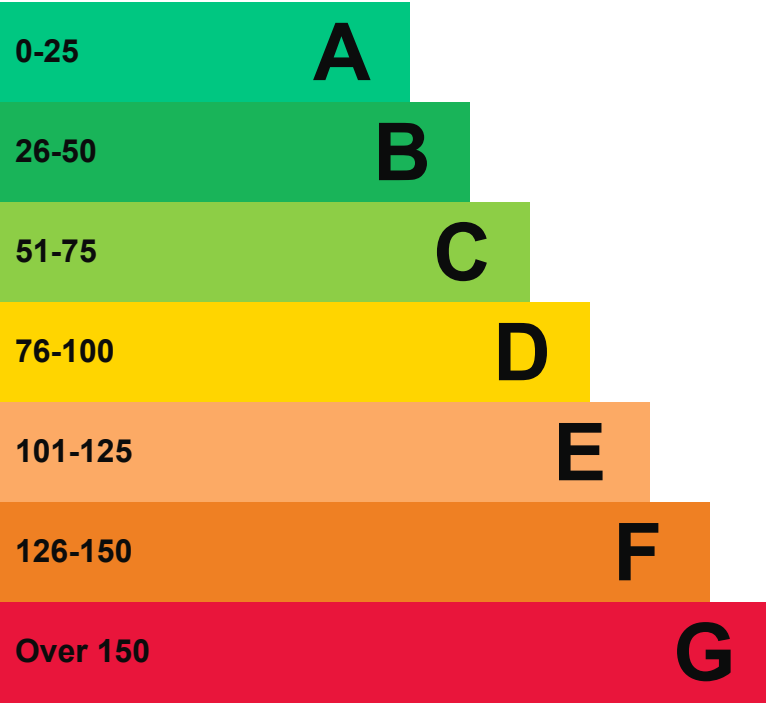
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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**

28 **B**

**If typical of the existing stock**

92 **D**

## Breakdown of this property's energy performance

**Main heating fuel**

Natural Gas

**Building environment**

Heating and Natural Ventilation

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|   |        |
|---|--------|
| <b>Assessment level</b>   | 3      |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 140.23 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 815    |

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0497-0349-3440-7900-2803\)](/energy-certificate/0497-0349-3440-7900-2803).

## 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.

|                        |                |
|------------------------|----------------|
| <b>Assessor's name</b> | Duncan Milward |
|------------------------|----------------|

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### Contacting the accreditation scheme

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

|                             |                          |
|-----------------------------|--------------------------|
| <b>Accreditation scheme</b> | Stroma Certification Ltd |
|-----------------------------|--------------------------|

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|                      |            |
|----------------------|------------|
| <b>Assessor's ID</b> | STRO004897 |
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|                  |               |
|------------------|---------------|
| <b>Telephone</b> | 0330 124 9660 |
|------------------|---------------|

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|              |  |
|--------------|--|
| <b>Email</b> | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |
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### About this assessment

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|-----------------|------------------|
| <b>Employer</b> | Cardiff Vale Epc |
|-----------------|------------------|

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|-------------------------------|---|
| <b>Employer address</b>       | as above  |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 3 April 2018  |
| <b>Date of certificate</b>    | 3 April 2018  |

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## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

|                           |   |
|---------------------------|---|
| <b>Certificate number</b> | <a href="#">0297-3045-0913-0300-9495 (/energy-certificate/0297-3045-0913-0300-9495)</a> |
| <b>Expired on</b>         | 13 May 2019   |

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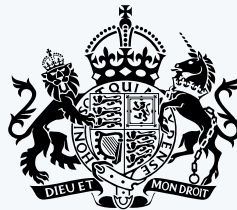
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

## **OGI**

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