

# Energy performance certificate (EPC)

64, Whitchurch Road  
CARDIFF  
CF14 3LX

Energy rating

**F**

Valid until: **10 November 2025**

Certificate number: **9090-7978-0335-5100-9090**

Property type

B1 Offices and Workshop businesses

Total floor area

115 square metres

## Rules on letting this property

 **You may not be able to let this property.**

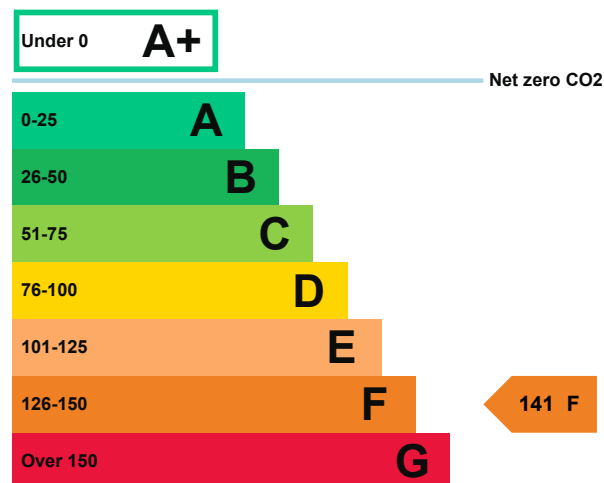
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

# Energy efficiency rating for this property

This property's current energy rating is F.



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

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 27 B

If typical of the existing stock 89 D

## 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)	89.7

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9759-4009-0753-0990-1801\)](/energy-certificate/9759-4009-0753-0990-1801).

## 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	Stuart McEwan
Telephone	01684 594798
Email	<a href="mailto:stuartmcewan1@btinternet.com">stuartmcewan1@btinternet.com</a>

### Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER003866
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Stuart McEwan Property Inspection Services
Employer address	16, Upton Gardens, Upton Upon Severn WR8 0NU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 November 2015
Date of certificate	11 November 2015

---