

Energy performance certificate (EPC)

First Floor 37-38 Alfred Street NEATH SA11 1EH	Energy rating E	Valid until: 27 December 2032 Certificate number: 3578-3573-8280-2725-5824
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Property type	B1 Offices and Workshop businesses
Total floor area	68 square metres

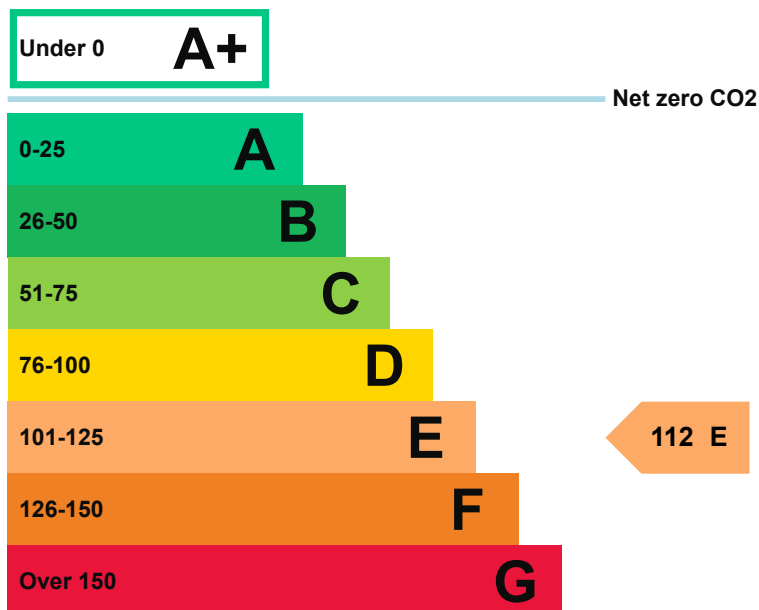
Rules on letting this property

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 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

23 A

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 (kgCO ₂ /m ² per year)	85.32
Primary energy use (kWh/m ² per year)	505

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0626-3794-4613-3435-4021\)](#).

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	Christopher Dixon
Telephone	07885637443
Email	cm_dixon@hotmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022268
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Pen-y-Bont EPC & SAP
Employer address	22 Tyn y Bettws Close, Bettws, Bridgend, CF32 8YF
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment

19 December 2022

Date of certificate

28 December 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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

OGL

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