

# Energy performance certificate (EPC)

Part Ground and Part First Floor Fairway House Pascal Close, St Mellons CARDIFF CF3 0LW	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: <b>1 November 2033</b> <hr/> Certificate number: <b>6829-1177-4153-4165-8504</b>
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Property type	Offices and Workshop Businesses
Total floor area	738 square metres

## Rules on letting this property

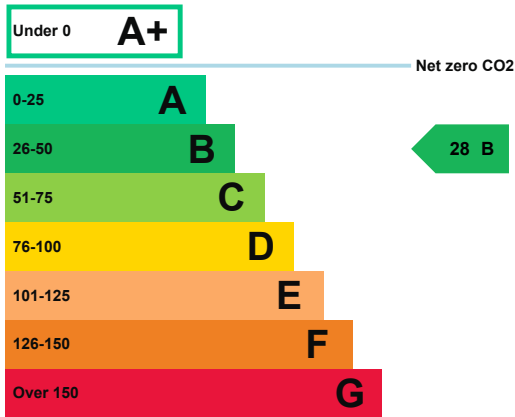
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is B.

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

16 A

If typical of the existing stock

72 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.67
Primary energy use (kWh/m <sup>2</sup> per year)	117

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1568-8557-1630-4858-0310\)](#).

## 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	Lynden Dickson
Telephone	0844 478 1234
Email	<a href="mailto:james@energyassessorswales.co.uk">james@energyassessorswales.co.uk</a>

### 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/028094
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Energy Assessors Wales.
Employer address	24 Windsor Place. CARDIFF.CF10 3YB.
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 October 2023
Date of certificate	2 November 2023