

Energy performance certificate (EPC)

23 Windsor Road
NEATH
SA11 1NB

Energy rating

C

Valid until: 8 November 2032

Certificate
number: 9543-5514-5731-8963-
0801

Property type

A1/A2 Retail and
Financial/Professional
services

Total floor area

287 square metres

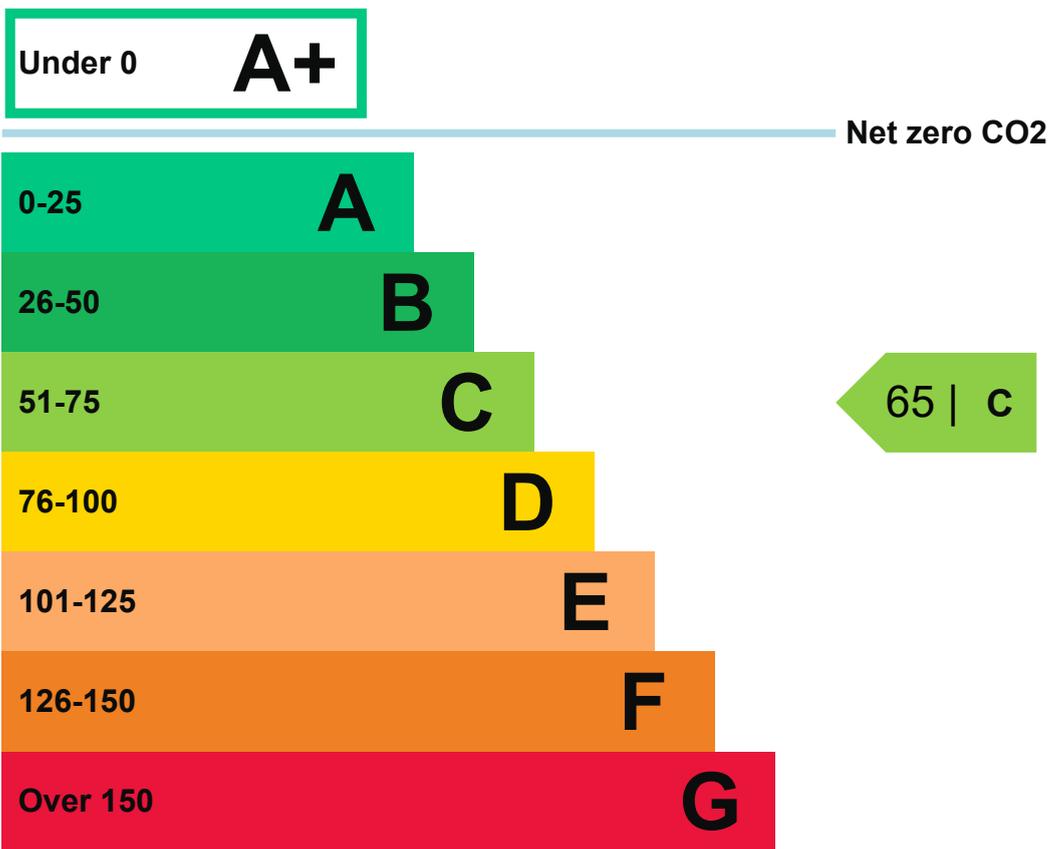
Rules on letting this property

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 efficiency rating for this property

This property's current energy rating is C.



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

13 | A

If typical of the existing stock

45 | B

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)	63.23

per year)

Primary energy use (kWh/m² per year) 369

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6446-0604-9836-1681-3633\)](/energy-certificate/6446-0604-9836-1681-3633).

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 Simon Williams

Telephone 07539214927

Email sw.dea14@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO017461

Telephone 0330 124 9660

Email certification@stroma.com

Assessment details

Employer	Simon Williams Energy Assessments
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 November 2022
Date of certificate	9 November 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.