

# Energy performance certificate (EPC)

First & Second Floors  
Albert House  
12 - 26 Albert Street  
Ladywood  
BIRMINGHAM  
B4 7UD

Energy rating

B

Valid until:

12 February 2035

Certificate number:

0023-8284-6365-7361-5800

|                  |                                 |
|------------------|---------------------------------|
| Property type    | Offices and Workshop Businesses |
| Total floor area | 832 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 energy rating is B.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each with a rating letter and a score range. A green arrow points to the 'B' rating bar, which has a score of 32. A light blue line indicates the 'Net zero CO2' target at the 'A+' rating.

| Rating | Score Range |
|--------|-------------|
| A+     | Under 0     |
| A      | 0-25        |
| B      | 26-50       |
| C      | 51-75       |
| D      | 76-100      |
| E      | 101-125     |
| F      | 126-150     |
| G      | Over 150    |

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0023-8284-6365-7361-5800?print=true>

1/3

## How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



## Breakdown of this property's energy performance

|  |                           |
|--|---------------------------|
| Main heating fuel                          | Grid Supplied Electricity |
| Building environment                       | Air Conditioning          |
| Assessment level                           | 4                         |
| Building emission rate (kgCO2/m2 per year) | 8.74                      |
| Primary energy use (kWh/m2 per year)       | 93                        |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2870-4362-6856-8501-3401\)](#).

## 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 | Richard Weaver   |
| Telephone       | 07812 050385   |
| Email           | <a href="mailto:richard.weaver@enercert.co.uk">richard.weaver@enercert.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 | Quidos Limited   |
| Assessor's ID        | QUID201584   |
| Telephone            | 01225 667 570  |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Enercert  |
| Employer address       | 328 Bath Road Worcester WR5 3EX                           |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 7 February 2025   |
| Date of certificate    | 13 February 2025  |