

# Energy performance certificate (EPC)

|   |               |   |
|---|---------------|---|
| 19 Calthorpe Road<br>Edgbaston<br>BIRMINGHAM<br>B15 1RP | Energy rating | Valid until: <b>1 September 2031</b>                |
|   | <b>E</b>      | Certificate number: <b>6953-2043-2470-2258-7514</b> |

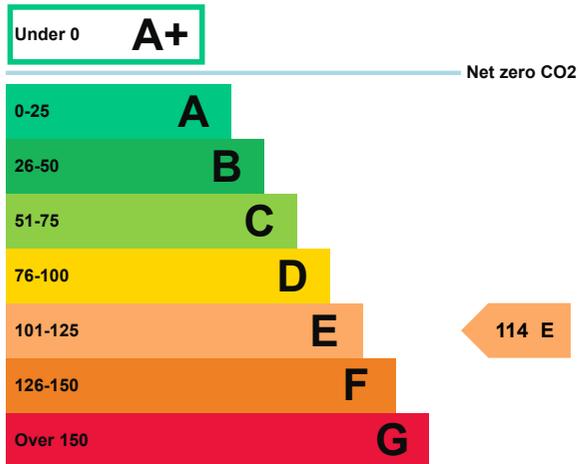
|                  |                                    |
|------------------|------------------------------------|
| Property type    | B1 Offices and Workshop businesses |
| Total floor area | 625 square metres                  |

## 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 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

26 B

If typical of the existing stock

75 C

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Natural Gas                     |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 83.18                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 475                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7344-4024-9044-6313-1442\)](#).

## 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 | Dan Stapleton  |
| Telephone       | 02476 233144   |
| Email           | <a href="mailto:info@wensleylawz.com">info@wensleylawz.com</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/024937   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Wensley & Lawz Ltd  |
| Employer address       | 116 Walsgrave Road Coventry CV2 4ED                       |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 16 July 2021  |
| Date of certificate    | 2 September 2021  |