

Energy performance certificate (EPC)

42, Calthorpe Road
Edgbaston
BIRMINGHAM
B15 1TS

Energy rating

E

Valid until:

29 August 2031

Certificate number:

1575-7349-4477-8482-7337

Property type

B1 Offices and Workshop businesses

Total floor area

496 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each with a rating letter and a score range. A vertical line marks the 'Net zero CO2' point. The property's rating of 'E' with a score of '109' is highlighted with an orange arrow pointing to the corresponding bar.

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

Net zero CO2

109 E

<https://find-energy-certificate.service.gov.uk/energy-certificate/1575-7349-4477-8482-7337?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	30 B
If typical of the existing stock	87 D

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 per year)	76.03
Primary energy use (kWh/m2 per year)	438

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9464-9879-8313-4086-0152\)](#).

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	Constantin Maria
Telephone	02476 233144
Email	info@wensleylawz.com

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/022988
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

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	22 July 2021
Date of certificate	30 August 2021