

Energy performance certificate (EPC)

First floor  
61 New Street  
Birmingham  
B2 4DU

Energy rating

B

Valid until:

15 February 2033

Certificate number:

6860-3056-3330-2920-1854

|                  |                                 |
|------------------|---------------------------------|
| Property type    | Offices and Workshop Businesses |
| Total floor area | 850 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.

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 ranges from A+ (Under 0) to G (Over 150). A green arrow points to the B rating, which corresponds to a score of 33. The scale is divided into color-coded bands: A+ (light green), A (green), B (dark green), C (light green), D (yellow), E (orange), F (dark orange), and G (red).

| 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    |

<https://find-energy-certificate.service.gov.uk/energy-certificate/6860-3056-3330-2920-1854?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

|                                  |      |
|----------------------------------|------|
| If newly built                   | 11 A |
| If typical of the existing stock | 43 B |

Breakdown of this property’s energy performance

|  |                           |
|--|---------------------------|
| Main heating fuel                          | Grid Supplied Electricity |
| Building environment                       | Air Conditioning          |
| Assessment level                           | 3                         |
| Building emission rate (kgCO2/m2 per year) | 6.09                      |
| Primary energy use (kWh/m2 per year)       | 66                        |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9575-4114-3245-1716-4512\)](#).

## 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 | Gregory Broadbent  |
| Telephone       | 07812125787  |
| Email           | <a href="mailto:g.broadbent@gesltd.uk">g.broadbent@gesltd.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/022286   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Godfreys Estate Services                                  |
| Employer address       | 3 Snake Lane, Duffield, DE56 4FF                          |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 14 December 2022  |
| Date of certificate    | 16 February 2023  |