

# Energy performance certificate (EPC)

Tricorn House  
51-53 Hagley Road  
BIRMINGHAM  
B16 8TP

Energy rating

C

Valid until:

18 February 2034

Certificate number:

0767-2799-1790-4333-2794

Property type

Offices and Workshop Businesses

Total floor area

18,137 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 C.

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 representing a rating from A+ to G. The bars are arranged in descending order of rating. A green arrow points to the 'C' rating bar, which has a score of 74. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0767-2799-1790-4333-2794?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	81 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	24.47
Primary energy use (kWh/m2 per year)	194

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7371-1648-5225-1211-7568\)](#).

## 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	Adam Stevens
Telephone	07519 858607
Email	<a href="mailto:adam.stevens@plus5energy.com">adam.stevens@plus5energy.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	CIBSE Certification Limited
Assessor's ID	LCEA190817
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Plus5Energy
Employer address	124 City Road, London, EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 November 2023
Date of certificate	19 February 2024