

Energy performance certificate (EPC)

3-7 Station Road
Knowle
SOLIHULL
B93 0HL

Energy rating

C

Valid until: **13 November 2027**

Certificate number: **0190-9091-0430-4690-1303**

Property type **A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways**

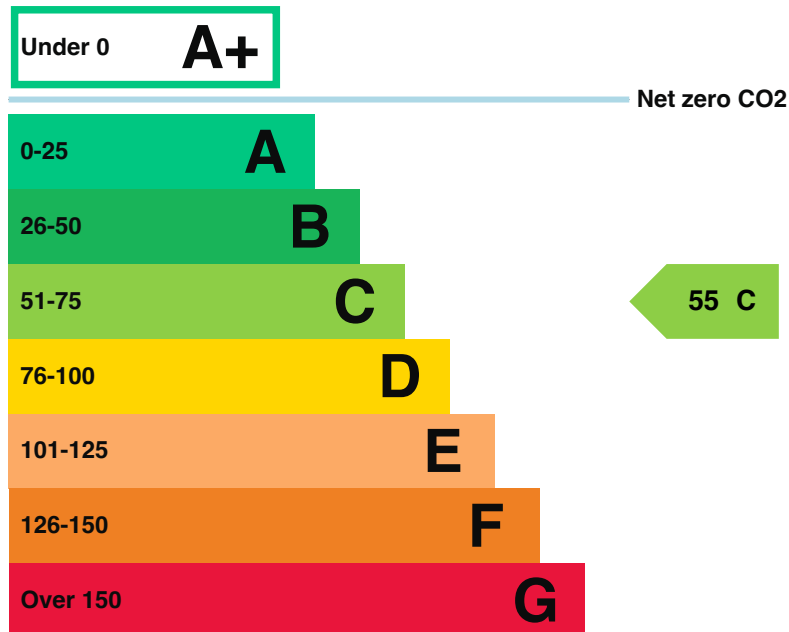
Total floor area **422 square metres**

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

79 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 (kgCO ₂ /m ² per year)	105.8
Primary energy use (kWh/m ² per year)	609

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-1961-0403-1440-0004\)](/energy-certificate/9990-1961-0403-1440-0004).

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	James Cutter
Telephone	07920843259
Email	james.cutter@e-first.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000543
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	E-First Surveyors Ltd
Employer address	Suite 18, Imex Building, Redditch, B98 0RE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 November 2017
Date of certificate	14 November 2017

Energy performance certificate (EPC) recommendation report

3-7 Station Road
Knowle
SOLIHULL
B93 0HL

Report number
9990-1961-0403-1440-0004

Valid until
13 November 2027

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Improve insulation on HWS storage.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	High
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing PV.	Low

Property and report details

Report issued on	14 November 2017
Total useful floor area	422 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0

Assessor's details

Assessor's name	James Cutter
Telephone	07920843259
Email	james.cutter@e-first.co.uk
Employer's name	E-First Surveyors Ltd
Employer's address	Suite 18, Imex Building, Redditch, B98 0RE
Assessor ID	STER000543
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Sterling Accreditation Ltd
