

# Energy performance certificate (EPC)

18 BOOTH'S FARM ROAD BIRMINGHAM B42 2NH	Energy rating <b>E</b>	Valid until: <b>28 July 2031</b> <hr/> Certificate number: <b>4546-2752-2342-0308-7608</b>
---	---------------------------	---

Property type A1/A2 Retail and Financial/Professional services

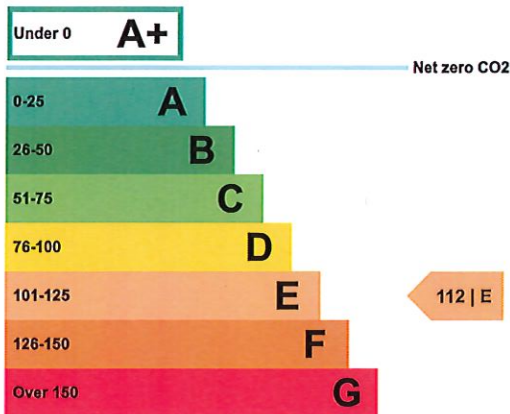
Total floor area 170 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built 28 | B

If typical of the existing stock 82 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

---

Building environment

Heating and Natural Ventilation

---

Assessment level

3

---

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

57.37

---

Primary energy use (kWh/m<sup>2</sup> per year)

339

---

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(\(energy-certificate/9433-9784-5348-1148-7736\)\)](#).

---

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Paul Narga-Martin
Telephone	07881 697697
Email	<a href="mailto:paul@energywisemidlands.co.uk">paul@energywisemidlands.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/010669
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Energywise Midlands
Employer address	7 Holders Lane Birmingham B13 8NL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 July 2021
Date of certificate	29 July 2021

---

## Energy performance certificate (EPC) recommendation report

18 BOOTH'S FARM ROAD  
BIRMINGHAM  
B42 2NH

Report number  
**9433-9784-5348-1148-7736**

Valid until  
**28 July 2031**

---

### Energy rating and EPC

This property's current energy rating is E.

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

---

## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Consider installing building mounted wind turbine(s).	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

## Property and report details

Report issued on	29 July 2021
Total useful floor area	170 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Paul Narga-Martin
Telephone	07881 697697
Email	<a href="mailto:paul@energywisemidlands.co.uk">paul@energywisemidlands.co.uk</a>
Employer's name	Energywise Midlands
Employer's address	7 Holders Lane Birmingham B13 8NL
Assessor ID	EES/010669
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd