

# Energy performance certificate (EPC)

23 UNETT COURT  
ST MATTHEWS ROAD  
SMETHWICK  
B66 3TN

Energy rating

G

Valid until 7 February 2031

Certificate number

5758-3046-5385-4099-3636

## Property type

A1/A2 Retail and Financial/Professional services

## Total floor area

31 square metres

## Rules on letting this property

 **You may not be able to let this property.**

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)).

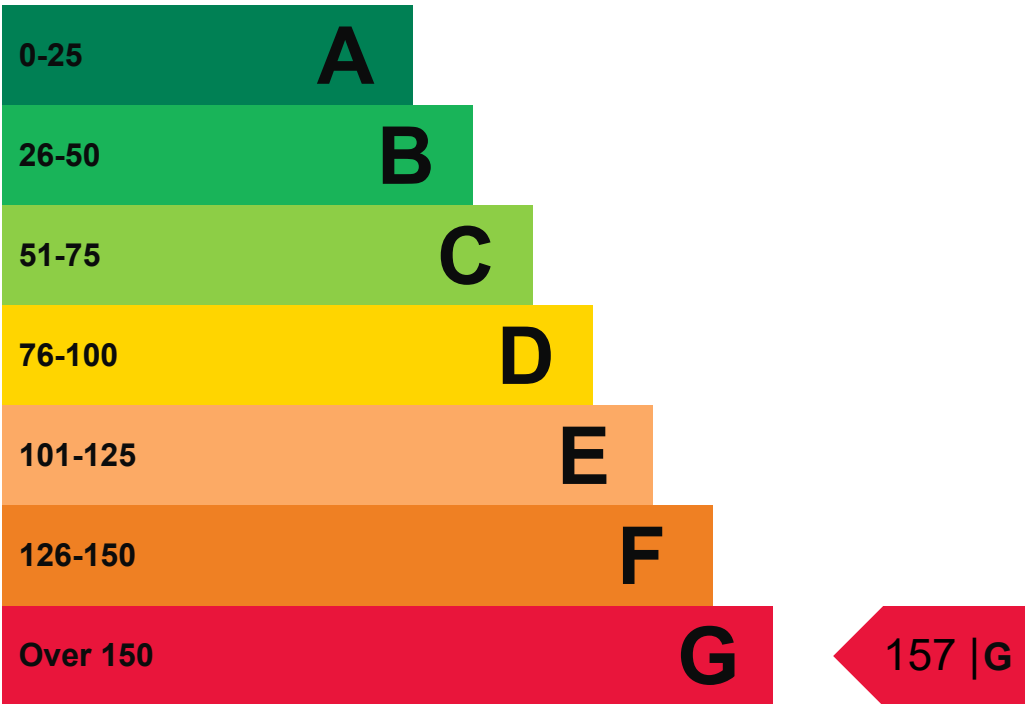
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is G.

Under 0 **A+**

Net zero CO2



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

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

33 | B

#### If typical of the existing stock

97 | D

### 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)

157.95

---

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

934.28

---

▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5602-0535-1690-5970-7141\)](/energy-certificate/5602-0535-1690-5970-7141).

## 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

Hardial Bhogal

---

### Telephone

0121 553 0173

---

### Email

[hardial.bhogal@area-eco.co.uk](mailto:hardial.bhogal@area-eco.co.uk)

---

## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

---

### Assessor ID

EES/022384

---

**Telephone**

01455 883 250

---

**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

---

**Assessment details****Date of assessment**

5 February 2021

---

**Date of certificate**

8 February 2021

---

**Employer**

Hardial Bhogal

---

**Employer address**

142 Lightwoods Road, Bearwood, Sandwell, West Midlands, B67 5BD

---

**Assessor's declaration**

The assessor is not related to the owner of the property.

---

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.