

## Energy performance certificate (EPC) recommendation report

109 Shireland Road  
SMETHWICK  
B66 4QJ

Report number  
**2095-6582-4480-1886-2101**

Valid until  
**30 July 2035**

### Energy rating and EPC

This property's energy rating is A.

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

### Recommendations

#### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Low
Consider installing an air source heat pump.	High

### Property and report details

Report issued on	31 July 2025
Total useful floor area	60 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

## Assessor's details

Assessor's name	Jonathan Parkes
Telephone	01922 898171
Email	<a href="mailto:jonathan@midlandassessenergy.co.uk">jonathan@midlandassessenergy.co.uk</a>
Employer's name	Midland Assess Energy (2005) Ltd
Employer's address	7 Stanley Place, Rushall, Walsall, WS4 1EL
Assessor ID	EES/005659
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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