

# Energy performance certificate (EPC) recommendation report

18 & 18a Lichfield Street  
WALSALL  
WS1 1TJ

Report number  
0009-8849-2240-8153-0011

Valid until  
16 September 2034

## Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/9051-4050-8319-2361-0620\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Medium

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

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium

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

Recommendation	Potential impact on carbon emissions
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
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
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

## Property and report details

Report issued on 17 September 2024

Total useful floor area 525 square metres

<b>Building environment</b>	Heating and Natural Ventilation
<b>Calculation tool</b>	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

## Assessor's details

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

## Other reports for this property

If you are aware of previous reports 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 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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