

# Energy performance certificate (EPC)

10 Cadeby Grove STOKE-ON-TRENT ST2 7BY	Energy rating <b>G</b>	Valid until: 22 January 2034  Certificate number: 0330-2597-6390-2024-5445
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Property type	Semi-detached house
Total floor area	74 square metres

## Rules on letting this property

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

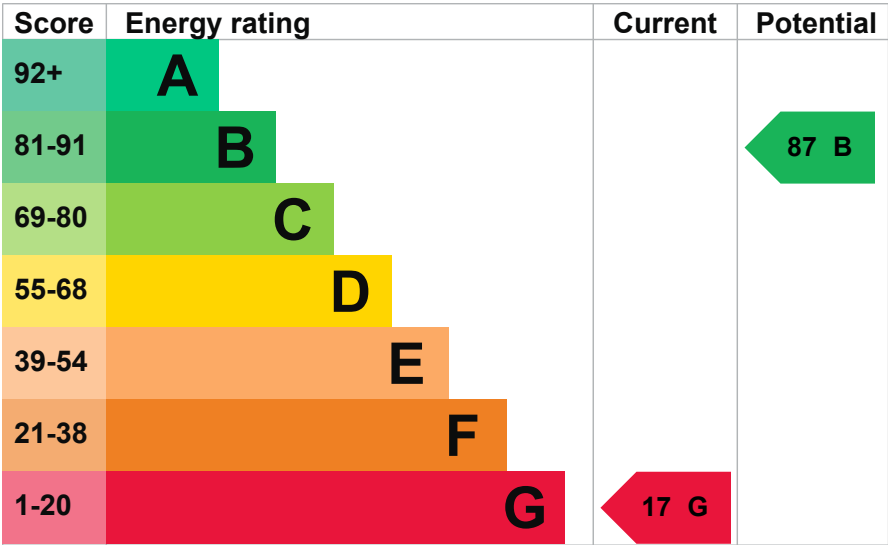
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is G. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

- the average energy score is 60

# Breakdown of property’s energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Roof room(s), limited insulation (assumed)	Poor
Window	Mostly double glazing	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 611 kilowatt hours per square metre (kWh/m2).

▶ [About primary energy use](#)

# How this affects your energy bills

An average household would need to spend **£4,429 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £3,467 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 10,809 kWh per year for heating
- 3,370 kWh per year for hot water

# Impact on the environment

This property’s environmental impact rating is F. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

## Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	7.7 tonnes of CO2

**This property’s potential production**

1.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Changes you could make

► [Do I need to follow these steps in order?](#)

## Step 1: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£1,341
Potential rating after completing step 1	35 F

## Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£197
Potential rating after completing steps 1 and 2	38 F

## Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£288
Potential rating after completing steps 1 to 3	43 E

## Step 4: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£47
Potential rating after completing steps 1 to 4	44 E

## Step 5: Gas condensing boiler

Typical installation cost	£3,000 - £7,000
Typical yearly saving	£1,517
Potential rating after completing steps 1 to 5	74 C

## Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£75
Potential rating after completing steps 1 to 6	76 C

Step 7: Solar photovoltaic panels, 2.5 kWp	
Typical installation cost	£3,500 - £5,500
Typical yearly saving	£545
Potential rating after completing steps 1 to 7	87 B

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home.](#)

# 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	Thorin Creed
Telephone	07770 592 221
Email	<a href="mailto:thorincreed@outlook.com">thorincreed@outlook.com</a>

Contacting the accreditation scheme	
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.	
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019577
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

About this assessment	
Assessor's declaration	No related party
Date of assessment	23 January 2024
Date of certificate	23 January 2024
Type of assessment	► <a href="#">RdSAP</a>

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates 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 \(/service-performance\)](#)

### OGI

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